

1 PLUMBING PLAN  
A-5 SCALE: 1/4" = 1'-0"

SHEET NO.  
**A-5**

MODEL  
**VENICE**

DRAWING TITLE  
**PLUMBING PLAN**

OPTION DESCRIPTION

OPTION  
**36**

SET NO. **VNCOO**

VERSION **06**

DRAWN BY

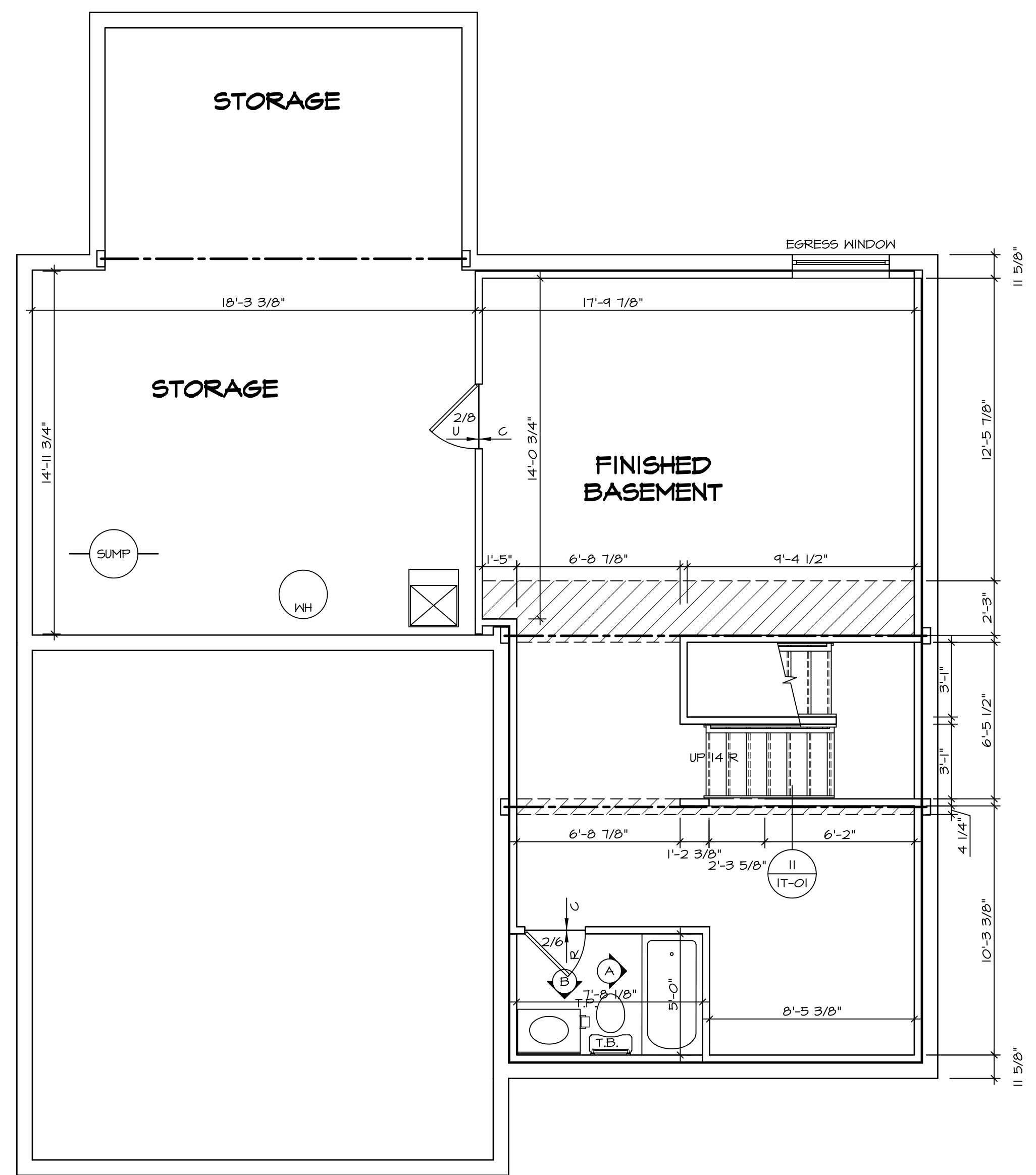
DATE: **3/18/2015**

**NVR** logo

NVR, Inc.  
Architectural Services  
Architects  
21 Park View Ave.  
Frederick, MD 21702

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REV. NO.	DATE	REMARKS



**1**  
A-6 **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

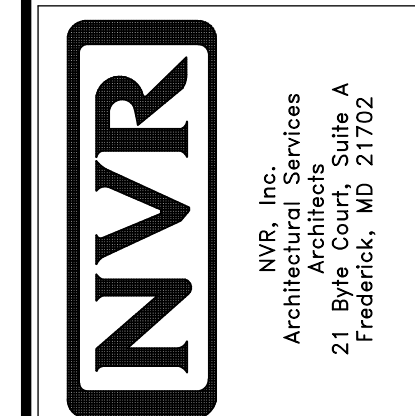
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 "11" 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.

- 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.	MODEL	VENICE	SET NO. VNC00	VERSION 06	DRAWN BY	DATE: 3/18/2015	OPTION	DRAWING TITLE	OPTION DESCRIPTION	REMARKS
A-6	VENICE	BASEMENT FLOOR PLAN								
37										

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**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 - W12X40	20'-2"	ELB, ELC, ELK, EEB, BTU, GCB	155	
BO3-2	LVL - O4-O4	11'-6 1/2"		106, 114	1A, FIELD INSTALLED
BO8-2	LVL - 18	15'-7"	MAA	123, 175	2A, FIELD INSTALLED
PF02-2	LVL - 11-O4	19'-8"	GCB, EEB	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		
J23	JACK - (2) 2X4 SPF STUD GRADE	EEB, GCB	102	
J24	JACK - (2) 2X4 SPF STUD GRADE	EEB, GCB	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	
J54	JACK - (3) 2X4 SPF STUD GRADE	MAA, SRN, SQK, MSA	117	
J63	JACK - (6) 2X4 SPF#1	ELB, ELC, ELK, EEB, BTU, GCB	155	

**STEEL COLUMN SCHEDULE**

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
CO4	STANCHION - 3 IN SCHED 40	9'-0 1/16"	ELB, ELC, ELK, EEB, BTU, GCB, FBA	155	

**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

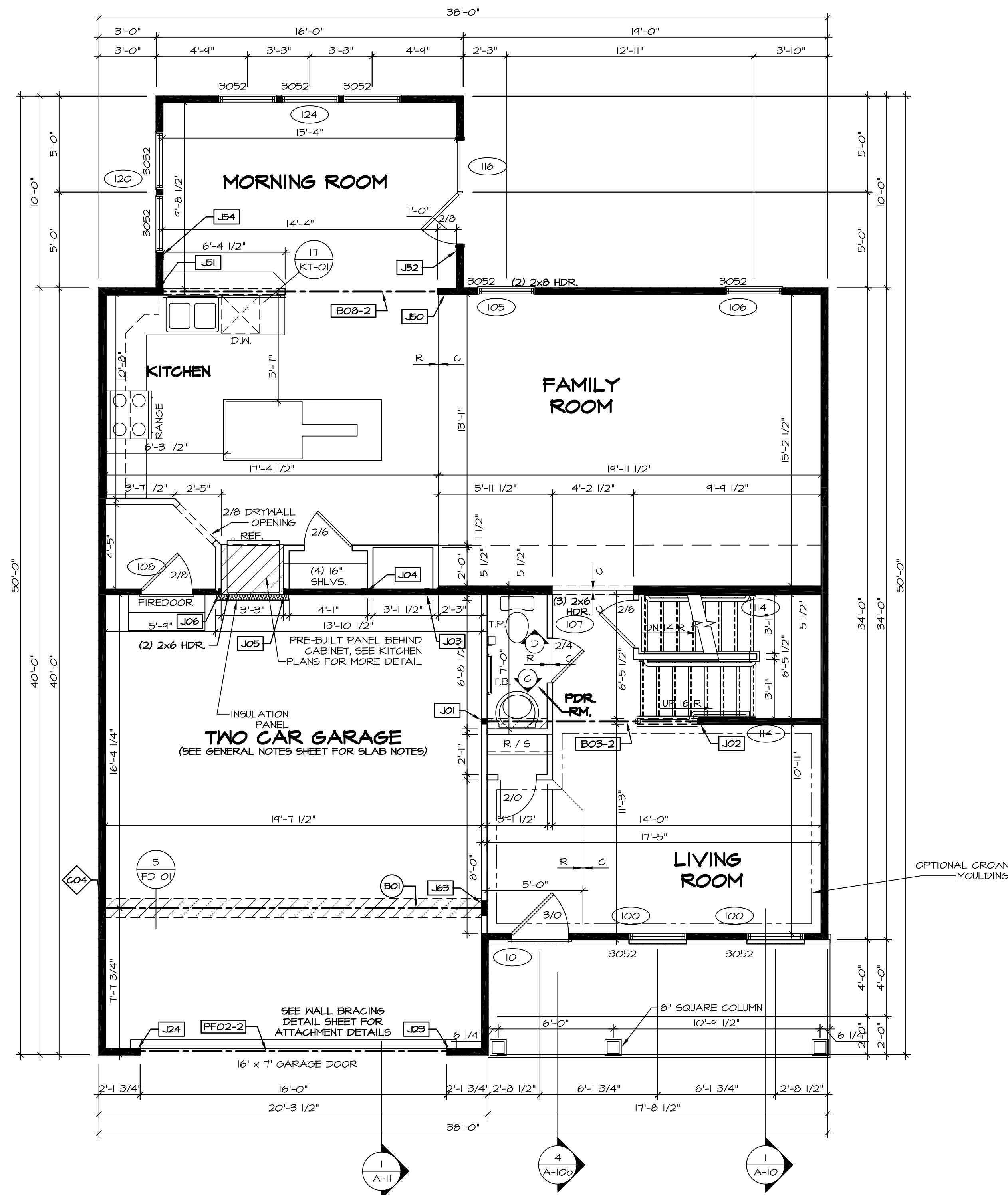
**FLOOR PLAN NOTES**

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



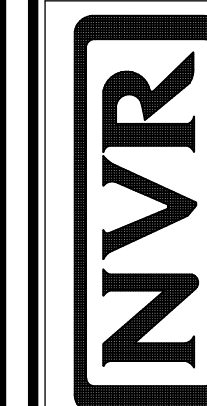
**FIRST FLOOR PLAN**

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

**REVISIONS**

REV. NO.	DATE	DESCRIPTION
1	08/05/16	TH - DRAINING 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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**SET NO. VNC00**

VERSION 06

DRAWN BY

DATE: 3/18/2015

OPTION

**MODEL VENICE**

DRAWING TITLE

FIRST FLOOR PLAN

OPTION DESCRIPTION

A-7

38

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

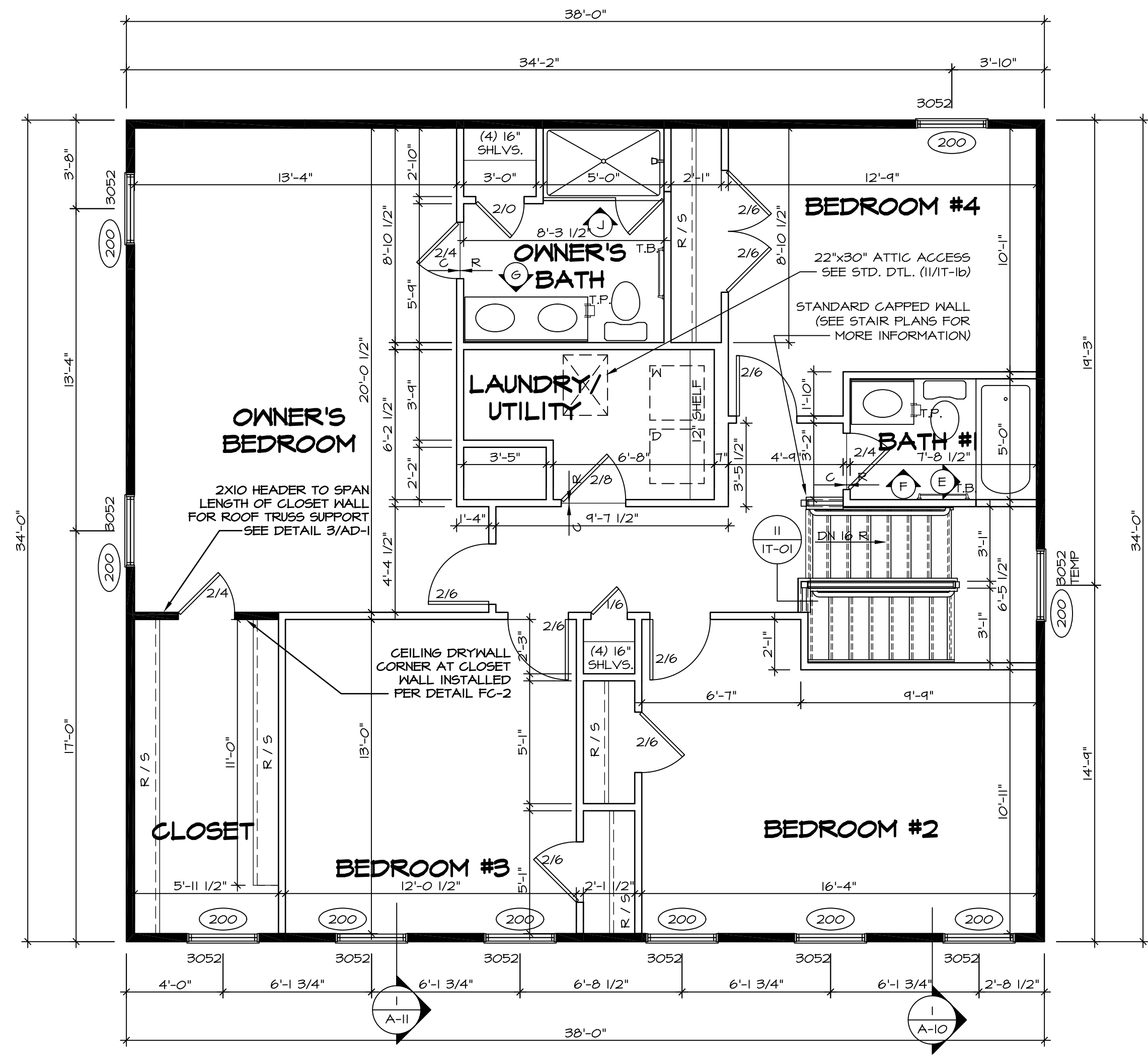
**FLOOR PLAN NOTES** RYAN

- 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 5/2", 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 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

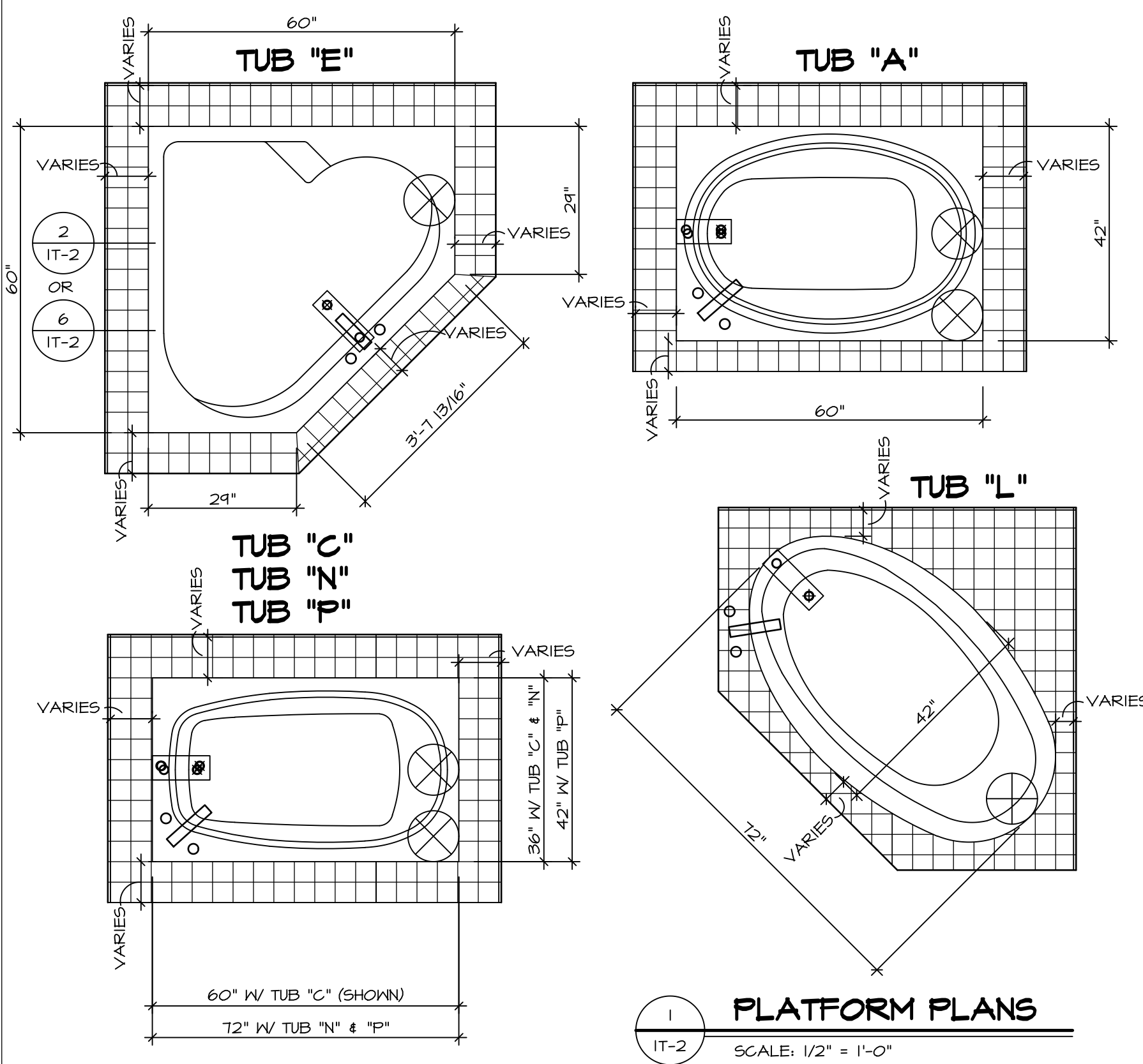


**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-8</b>	MODEL <b>VENICE</b>	SET NO. <b>VNCOO</b>	REVISIONS	REV. NO.	DATE	REMARKS
	DRAWING TITLE <b>SECOND FLOOR PLAN</b>	VERSION <b>06</b>	DATE: <b>3/18/2015</b>	1	08/05/16	TM - DRAWING ALIGNMENT
OPTION DESCRIPTION <b>44</b>		DRAWN BY	DATE: <b>3/18/2015</b>	2	01/24/17	TM - STANDARD DETAILS 3.0
		OPTION		3	07/12/17	SLS - T-PLY CONVERSION PROJECT

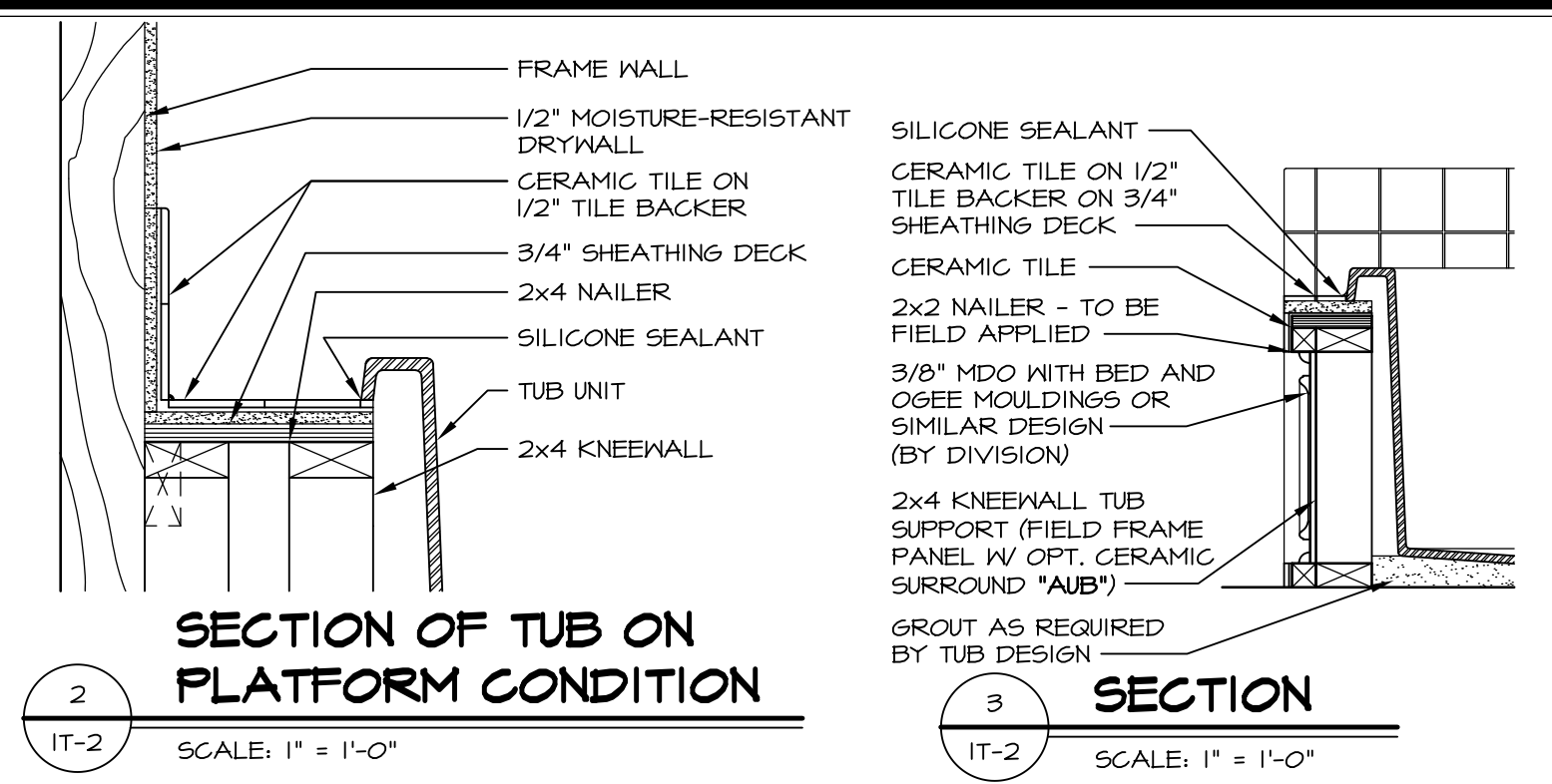
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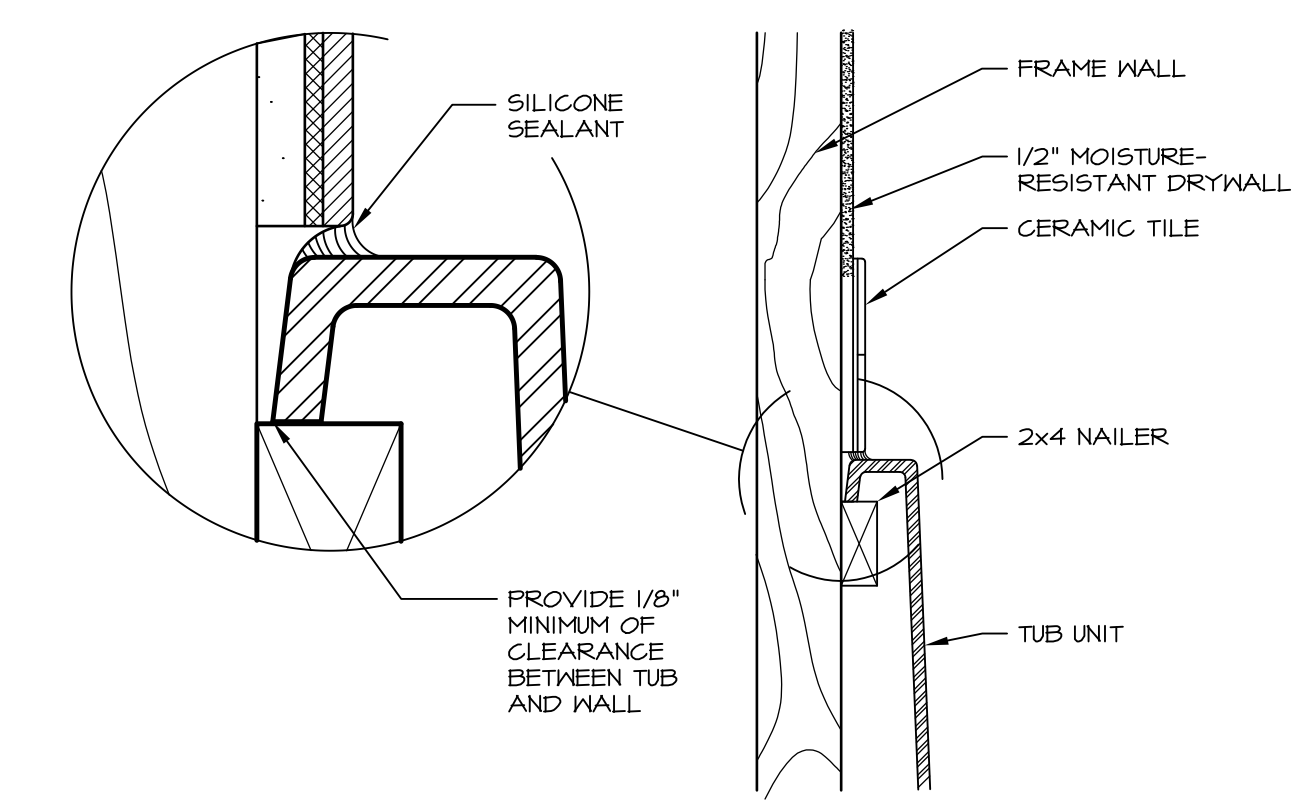


**1 PLATFORM PLANS**  
SCALE: 1/2" = 1'-0"

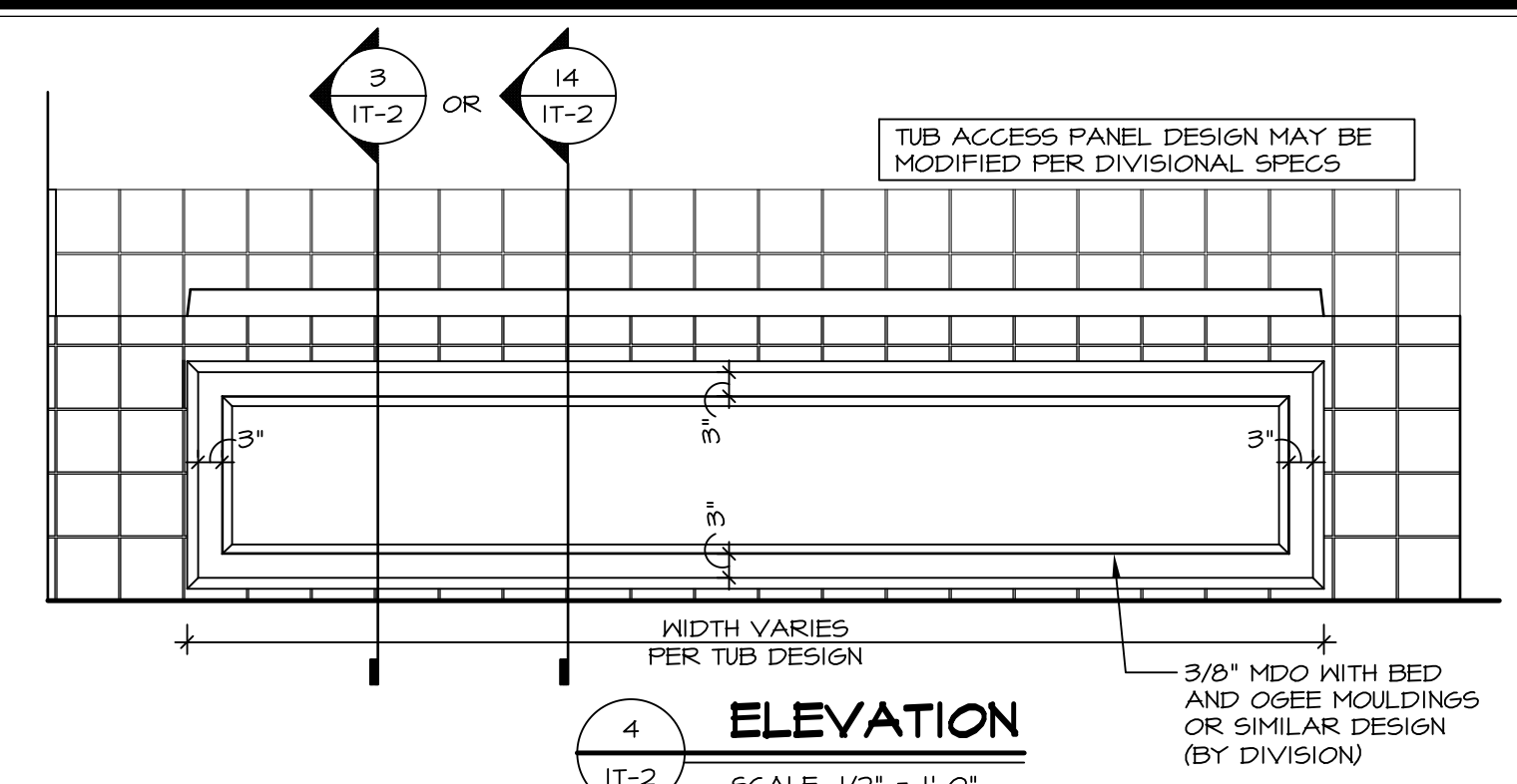
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/STERLING	18 3/4"	42"	72"	17 1/8"



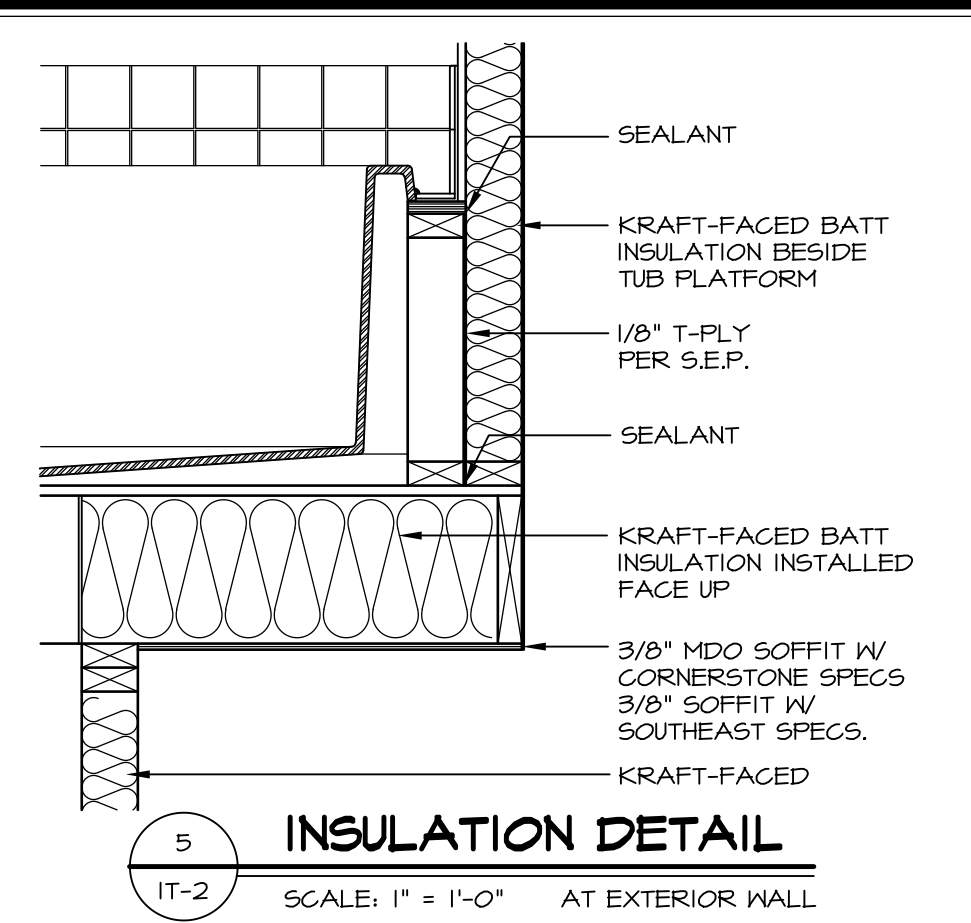
**2 SECTION OF TUB ON PLATFORM CONDITION**  
SCALE: 1" = 1'-0"



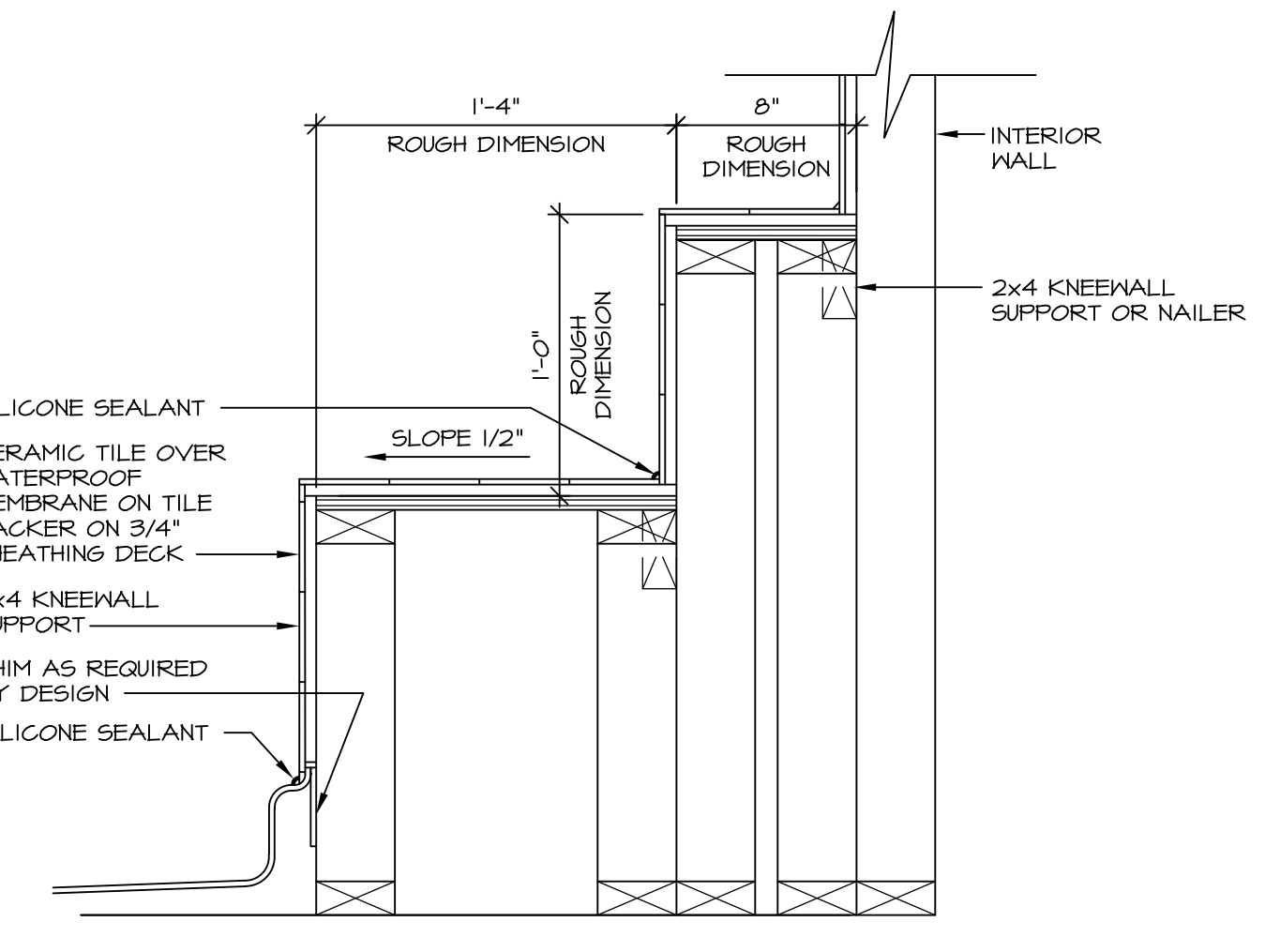
**3 SECTION OF TUB TO WALL CONDITION**  
SCALE: 1 1/2" = 1'-0"



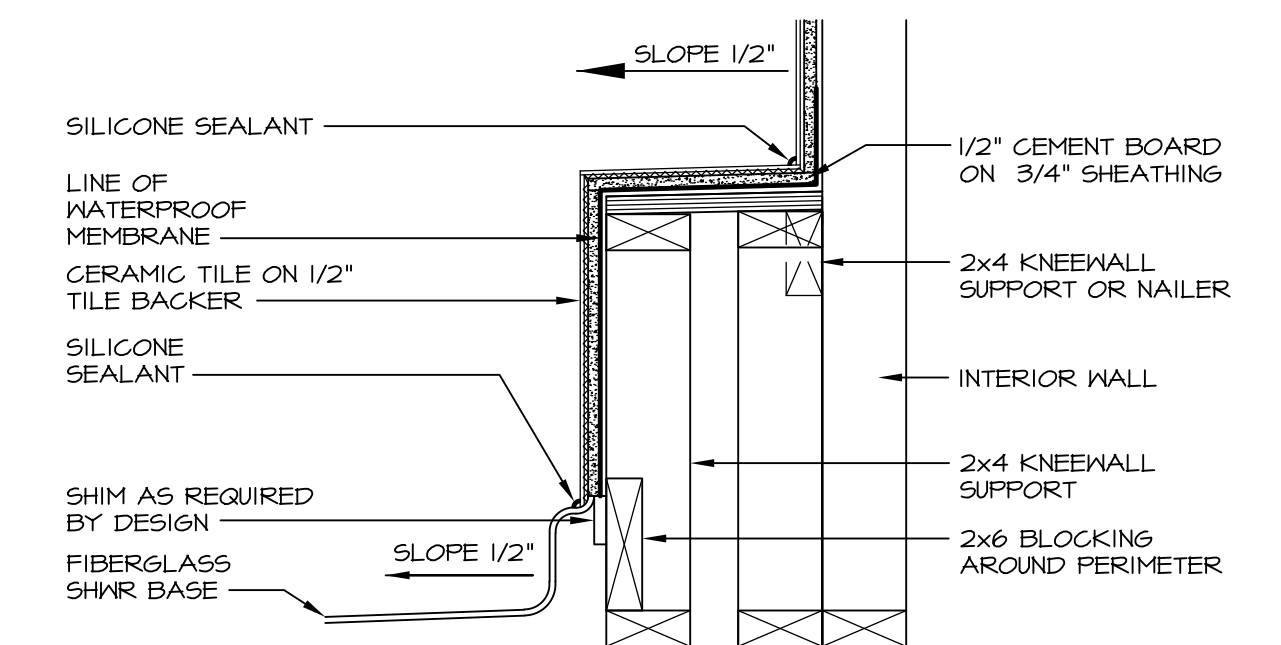
**4 ELEVATION**  
SCALE: 1/2" = 1'-0"



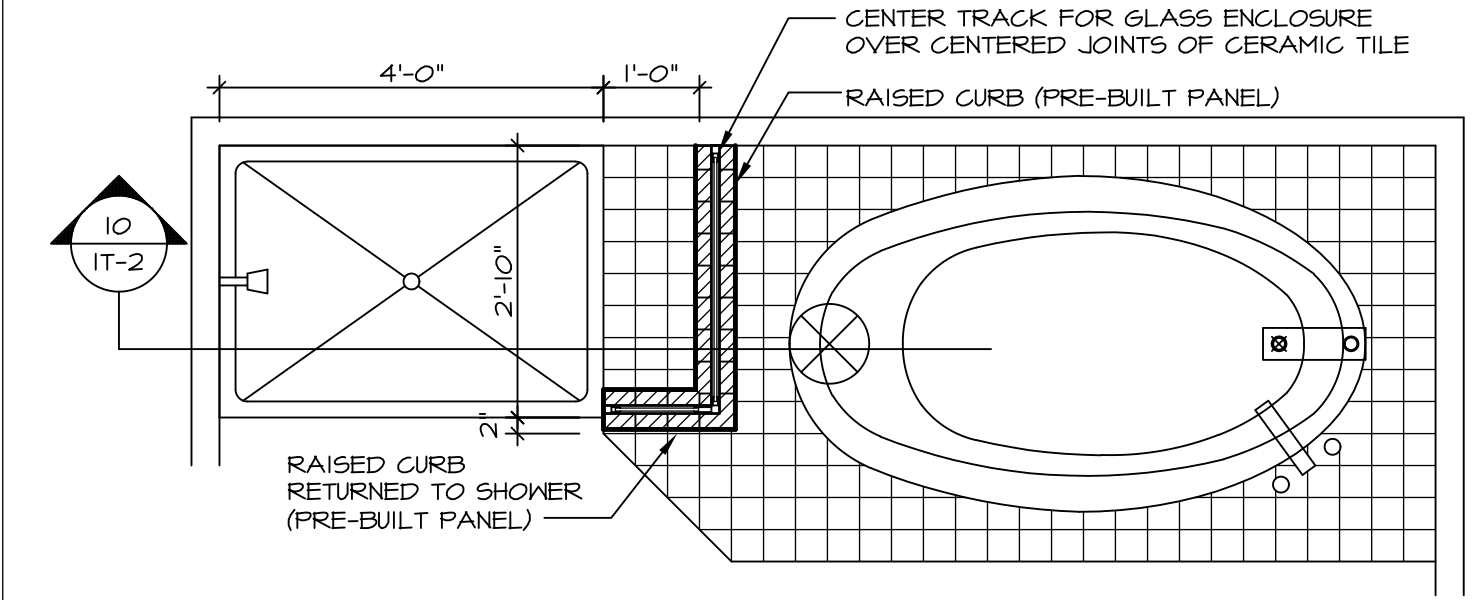
**5 INSULATION DETAIL**  
SCALE: 1" = 1'-0" AT EXTERIOR WALL



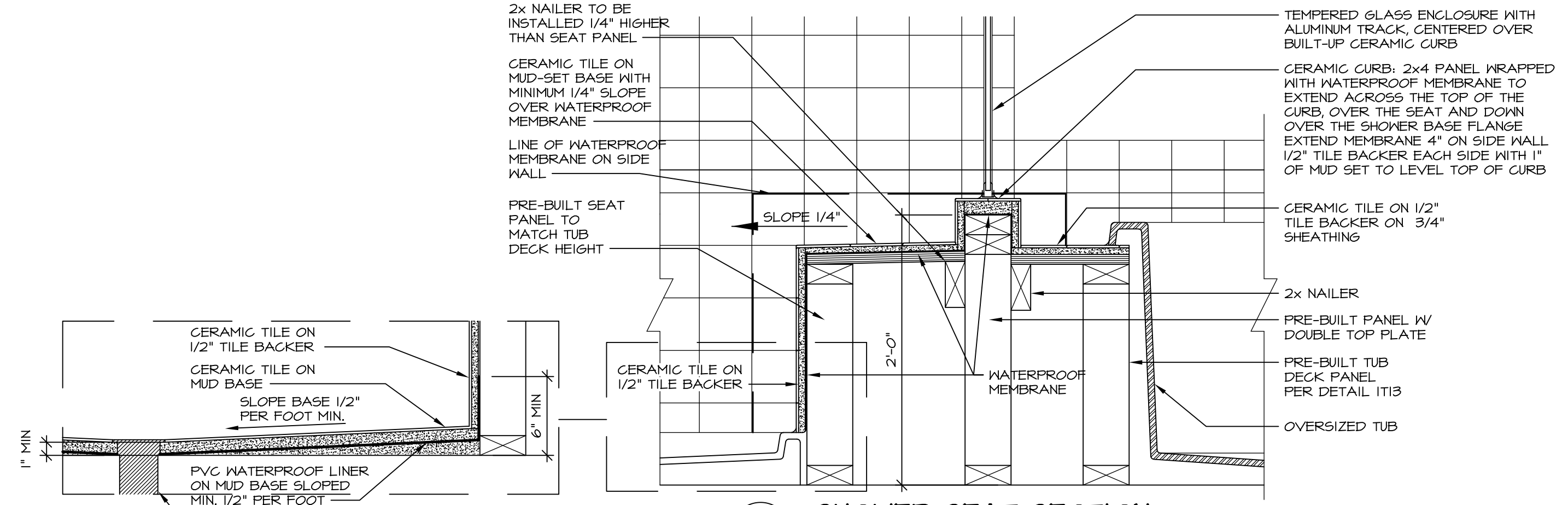
**6 SECTION OF SHOWER SEAT AND SHELF**  
SCALE: 1 1/2" = 1'-0"



**7 SECTION OF SHOWER SEAT**  
SCALE: 1-1/2" = 1'-0" FIBERGLASS SHOWER BASE



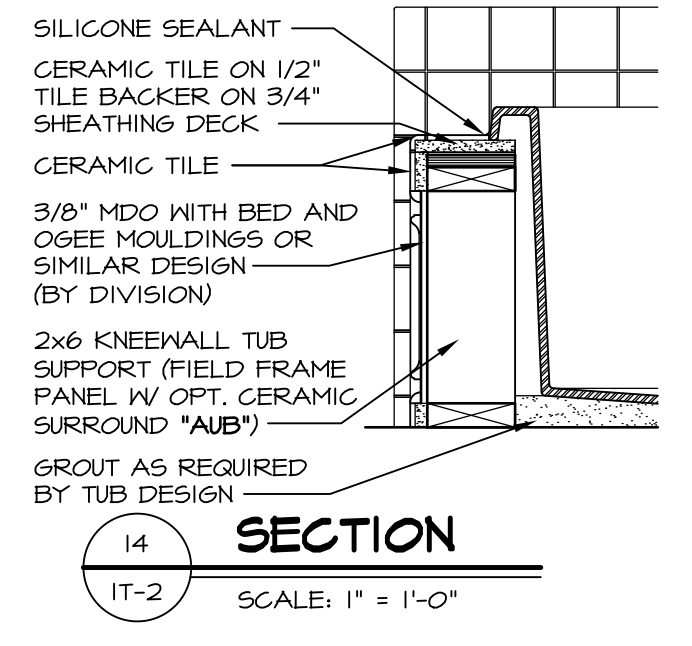
**9 SHOWER SEAT PLAN / DETAIL**  
SCALE: 1/2" = 1'-0"



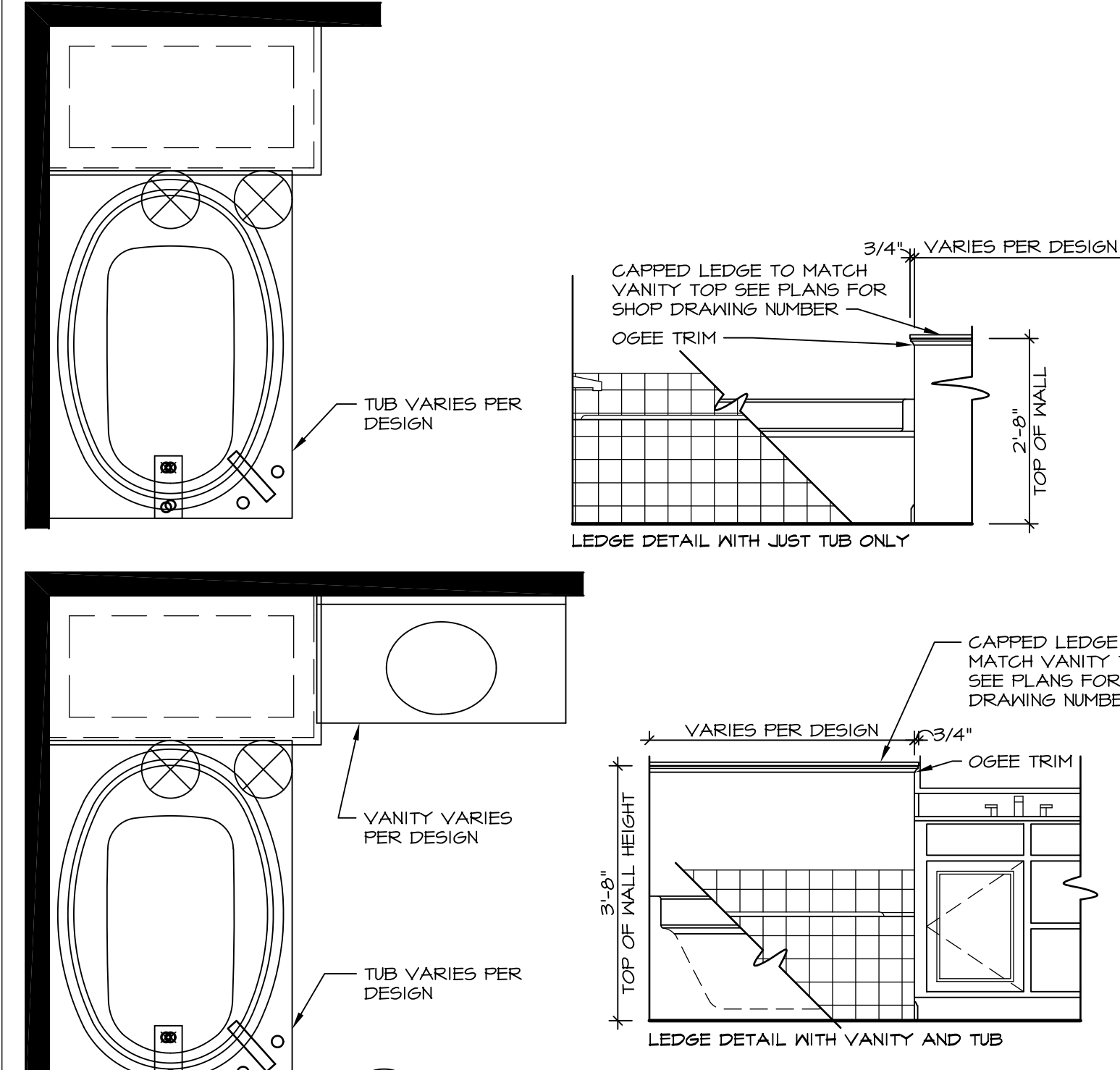
**10 SHOWER SEAT SECTION**  
SCALE: 1-1/2" = 1'-0"



**11 ALTERNATE SHOWER PAN DETAIL**



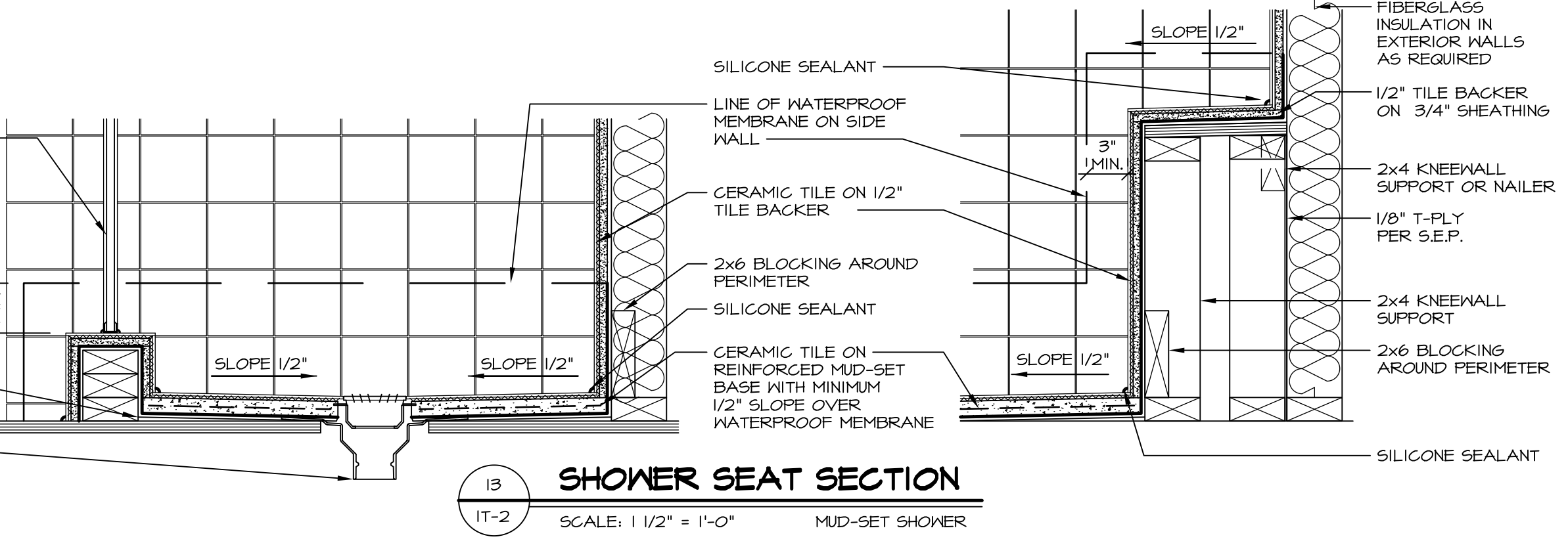
**12 SECTION**  
SCALE: 1" = 1'-0"



**11 BATHROOM LEDGE DETAIL**  
SCALE: 1/2" = 1'-0"



**12 SILL DETAIL**  
SCALE: 1" = 1'-0"



**13 SHOWER SEAT SECTION**  
SCALE: 1 1/2" = 1'-0" MUD-SET SHOWER

REV. NO. DATE  
5/11/17  
5/11/17

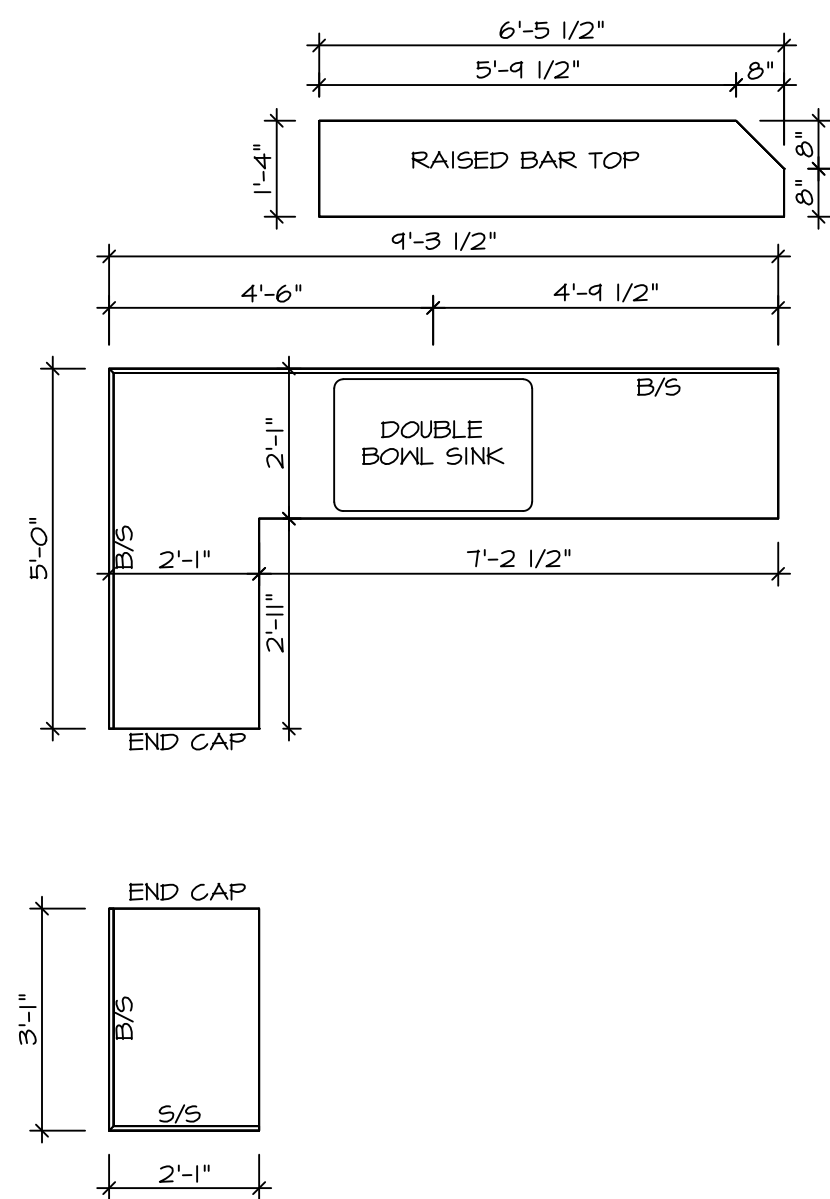
REMARKS  
EPP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (CBS #5 8414)

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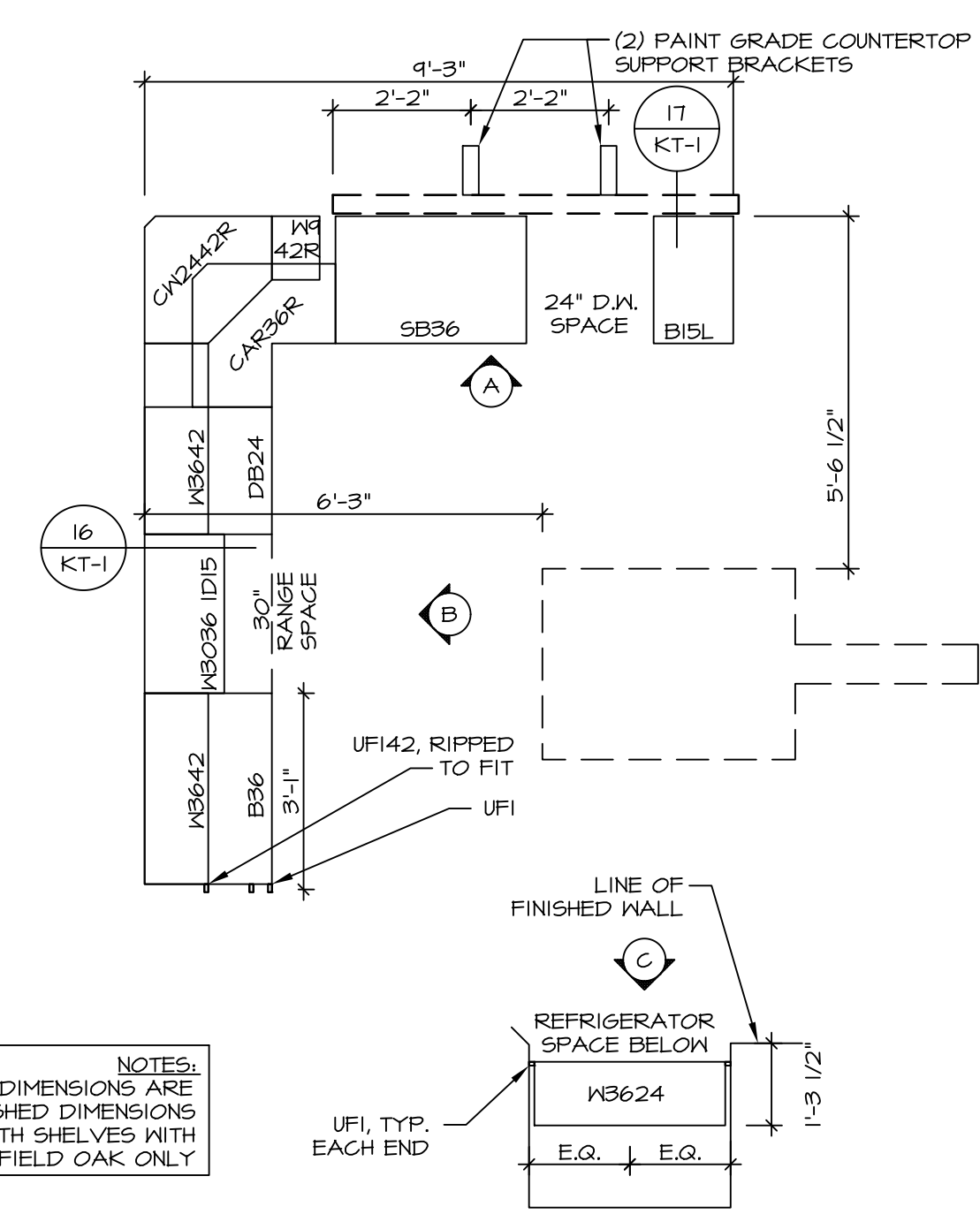
SET NO. NVR  
VERSION  
DRAWN BY  
DATE:  
OPTION

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

**IT-2**

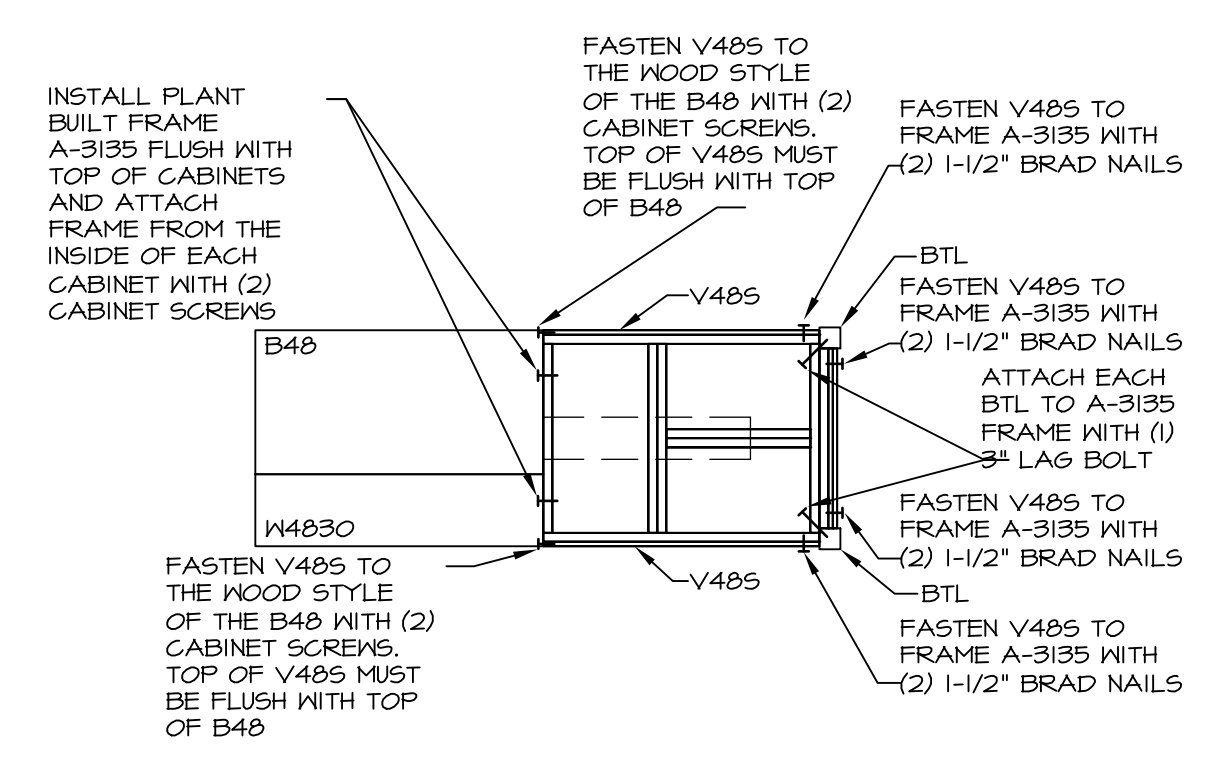


**COUNTERTOP PLAN - (KT-2920)**  
 STANDARD KITCHEN w/  
 42" WALL CABINETS  
 SCALE: 3/8" = 1'-0" A-13

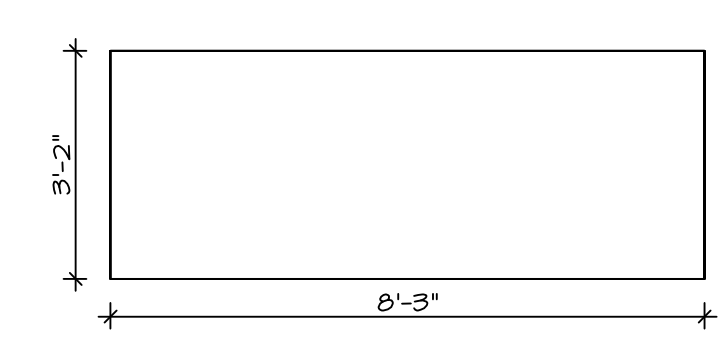


NOTES:  
 • ALL DIMENSIONS ARE FINISHED DIMENSIONS  
 • HALF DEPTH SHELVES WITH FAIRFIELD OAK ONLY

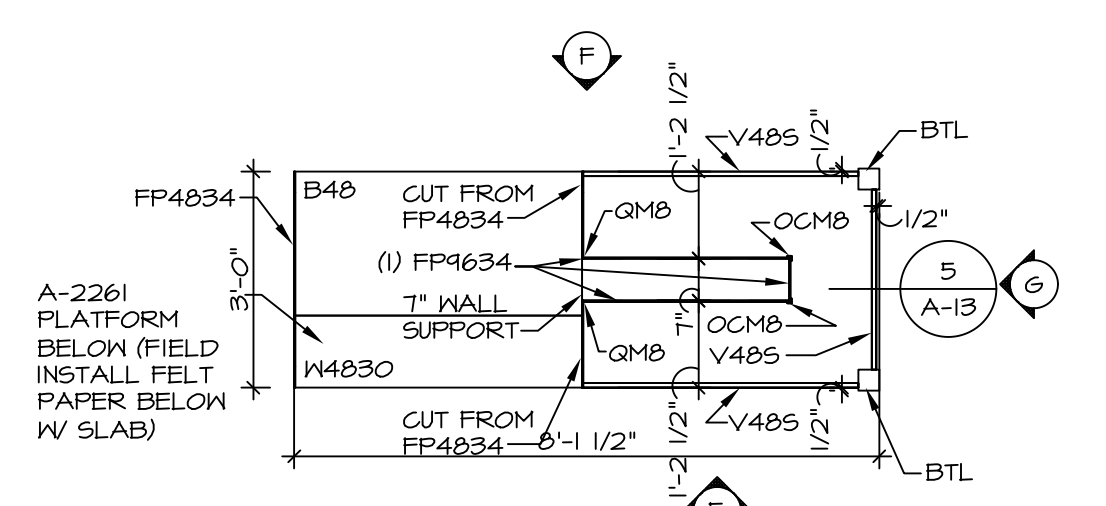
**CABINET PLAN - (KC-2920)**  
 STANDARD KITCHEN w/  
 42" WALL CABINETS  
 SCALE: 3/8" = 1'-0" A-13



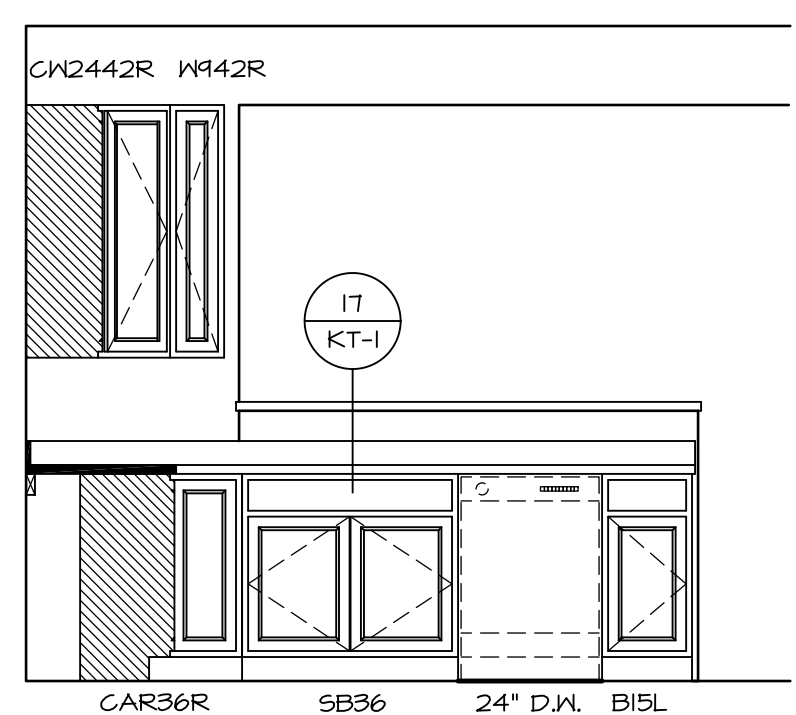
**COUNTERTOP SUPPORT FRAME**  
 SCALE: 3/8" = 1'-0" A-13



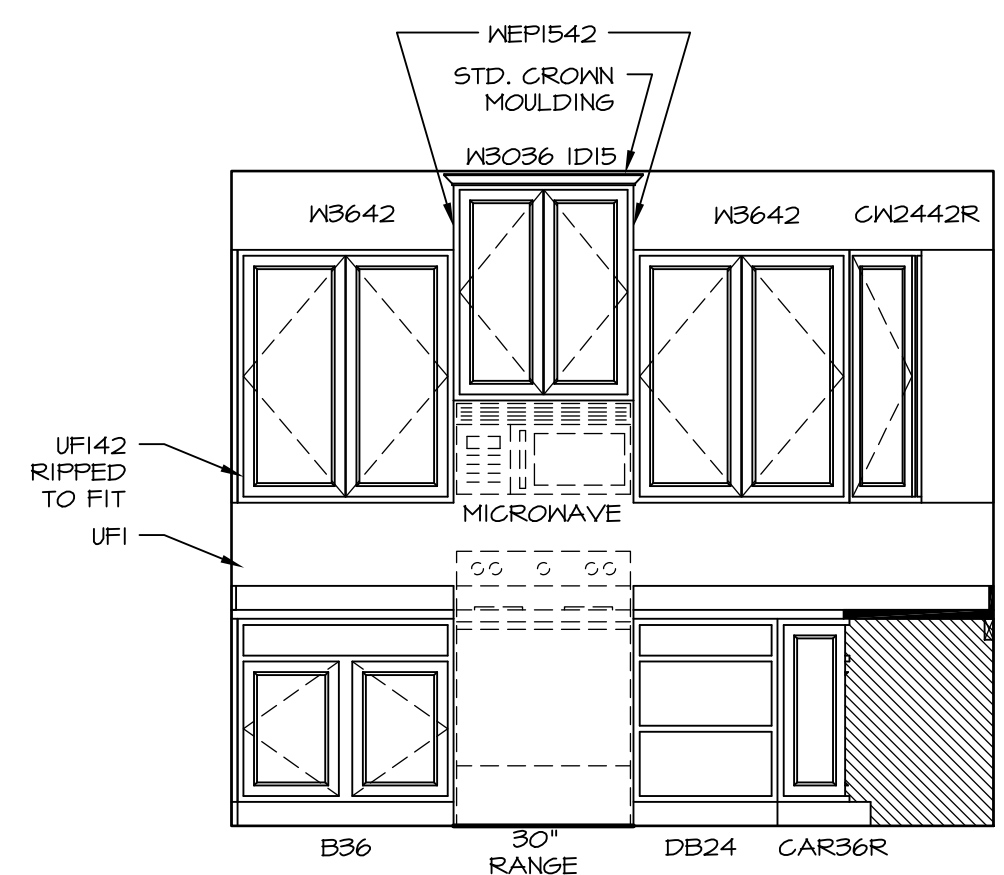
**COUNTERTOP PLAN - KT-3215**  
 GOURMET KITCHEN ISLAND \*KFF\*  
 SCALE: 3/8" = 1'-0" A-13



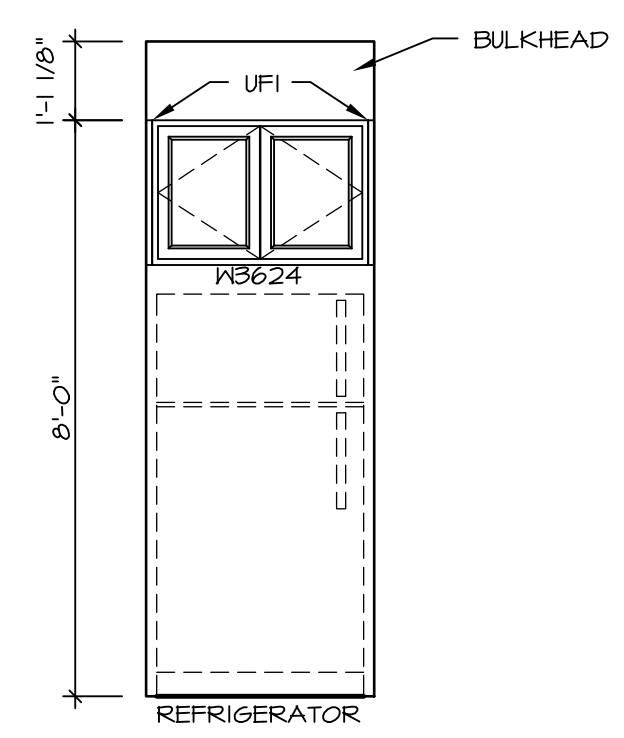
**KITCHEN CABINET PLAN - KC-3215**  
 GOURMET KITCHEN ISLAND \*KFF\*  
 SCALE: 3/8" = 1'-0" A-13



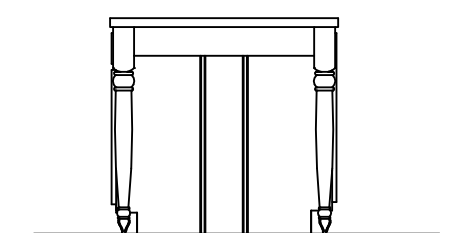
**KITCHEN ELEVATION A**  
 SCALE: 3/8" = 1'-0"



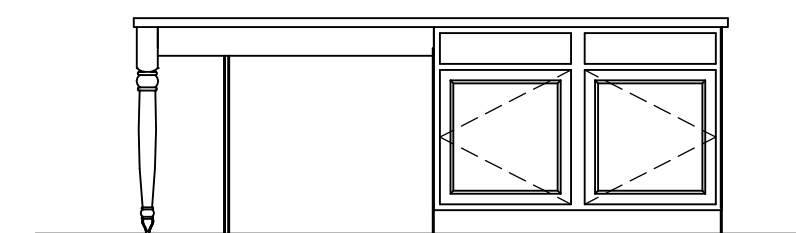
**KITCHEN ELEVATION B**  
 SCALE: 3/8" = 1'-0"



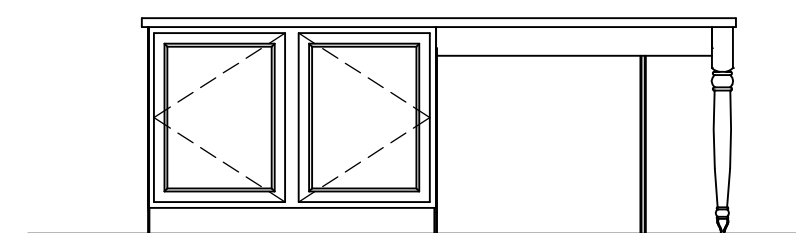
**KITCHEN ELEVATION C**  
 SCALE: 3/8" = 1'-0"



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



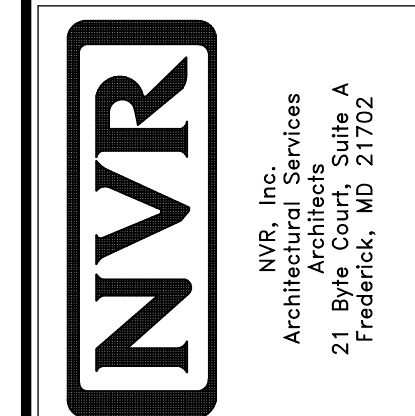
**KITCHEN ELEVATION F**  
 SCALE: 3/8" = 1'-0"



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

REV. NO.	DATE	DESCRIPTION
1	01/24/17	STANDARD DETAILS 3.0

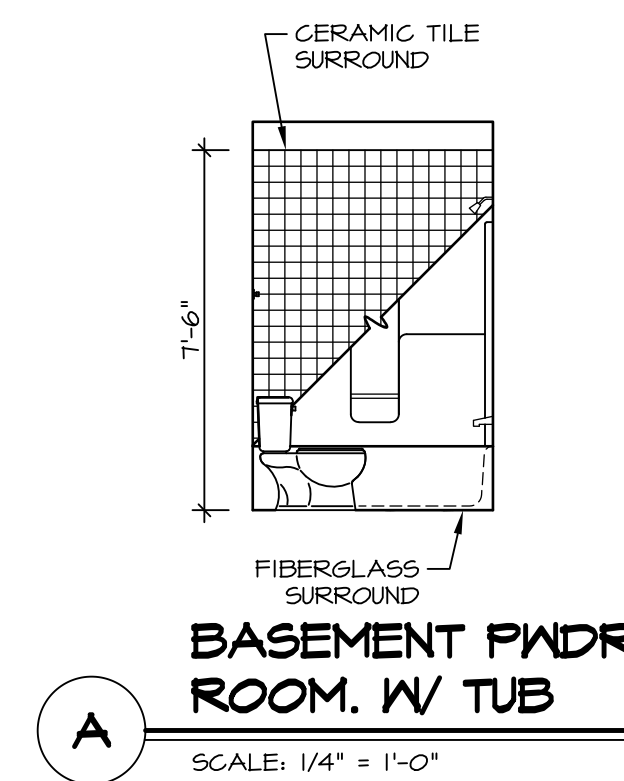
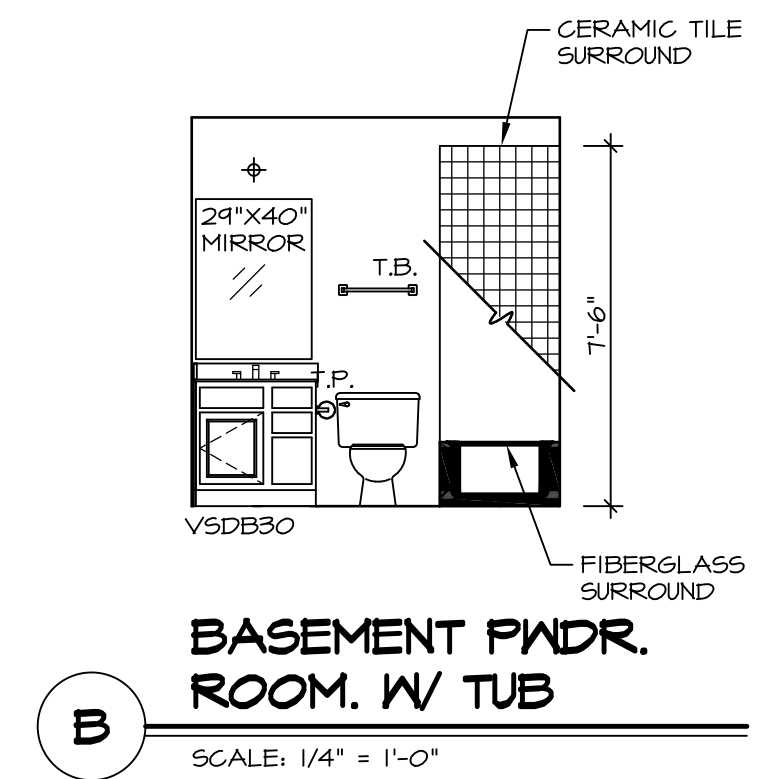
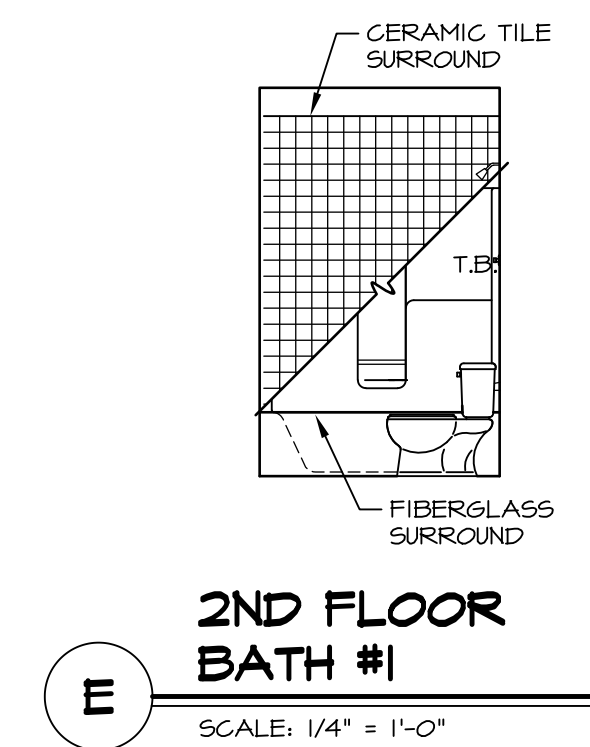
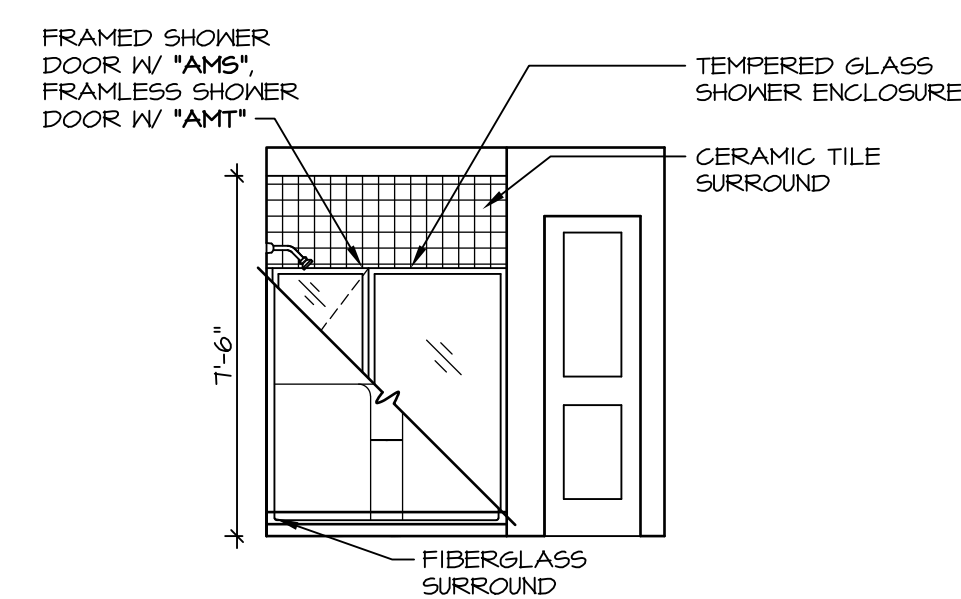
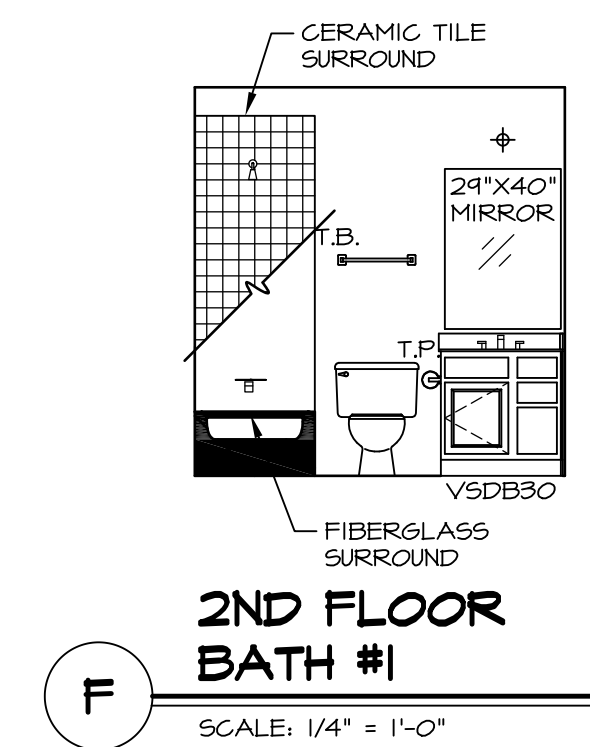
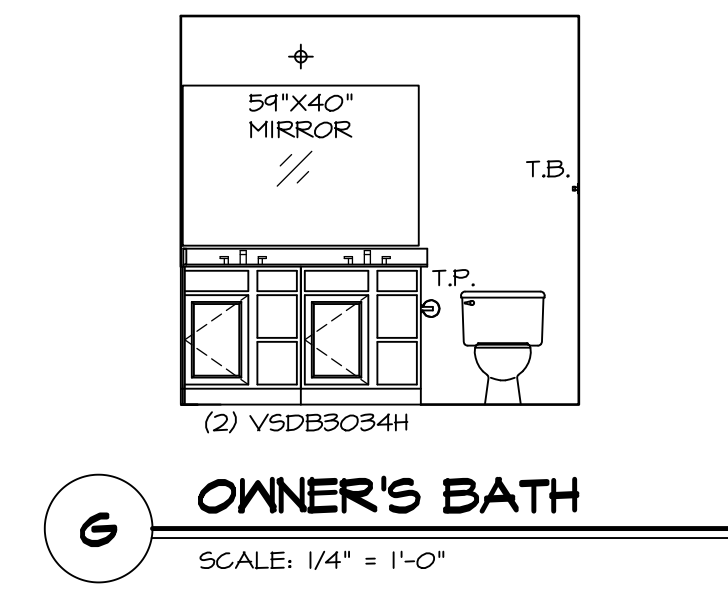
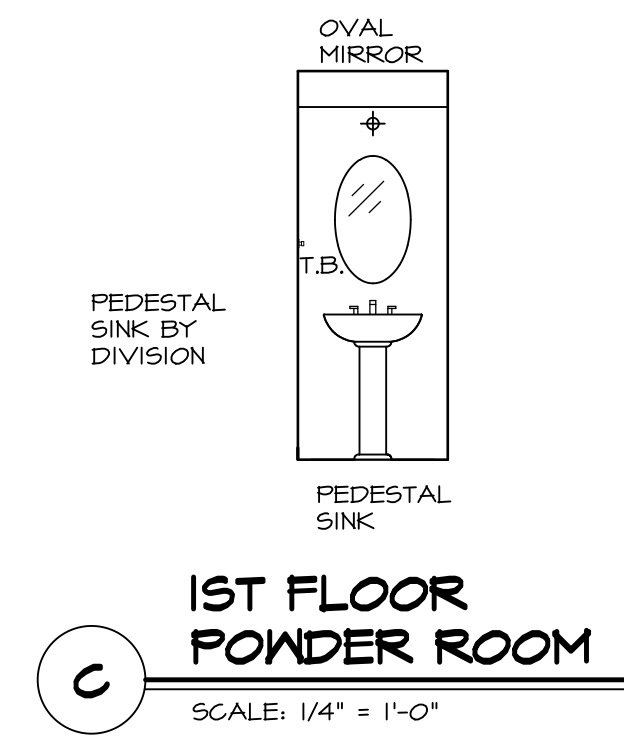
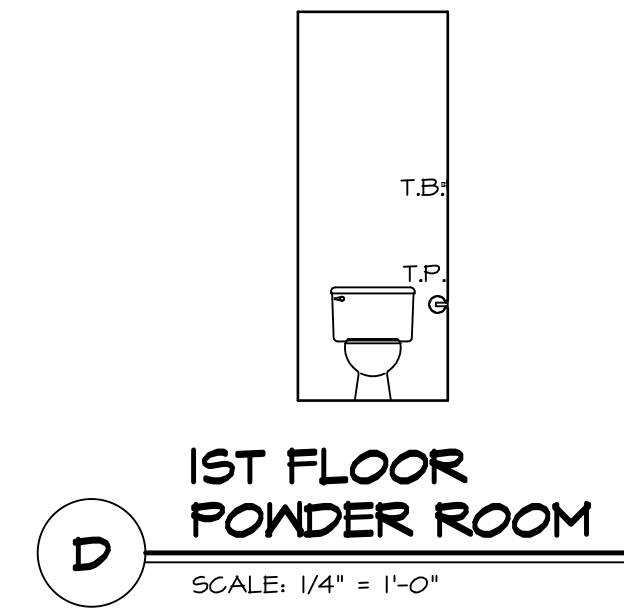
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MODEL	VENICE
DRAWING TITLE	KITCHENS
OPTION DESCRIPTION	
SHEET NO.	A-13
SET NO.	VNCOO_06
VERSION	06
DRAWN BY	
DATE	3/18/2015
OPTION	

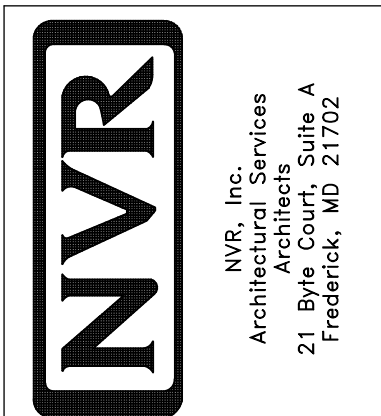
**NOTES:**

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.



REV. NO.	DATE	REMARKS
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
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