

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

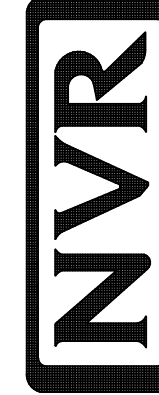
SHEET NO.
A-5

MODEL
VENICE
 DRAWING TITLE
PLUMBING PLAN

OPTION DESCRIPTION
36

SET NO. **VNCOO**
 VERSION **06**
 DRAWN BY

DATE: **3/18/2015**
 OPTION

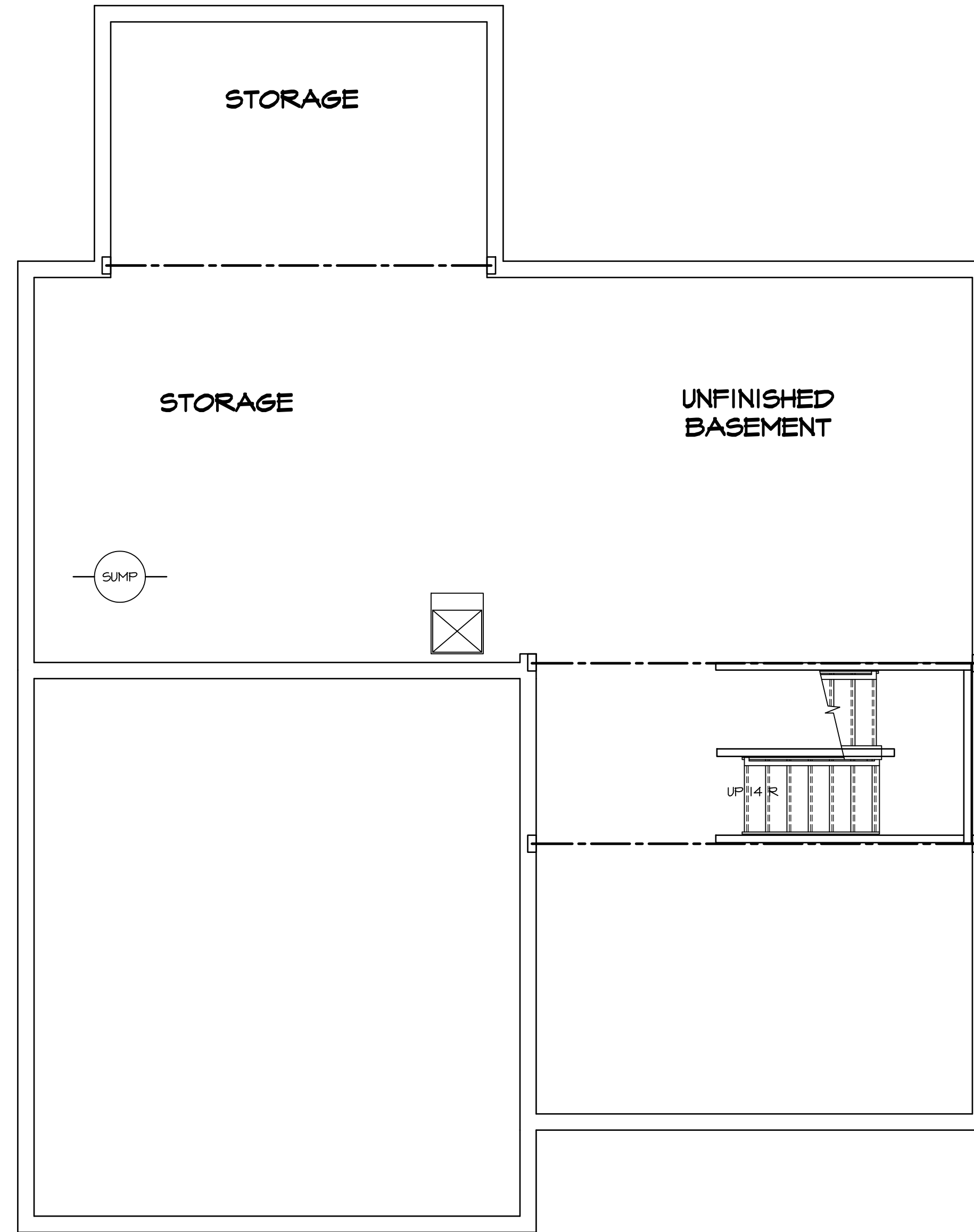


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REV. NO. | DATE | REMARKS

REV. NO.	DATE	REMARKS



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 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.

- 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	SET NO. VNCOO	REV. NO. 1	DATE 08/05/16	REMARKS
				VERSION 06	2	01/24/17	DRAWING ALIGNMENT - STANDARD DETAILS 3.0
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				<p>NVR NVR, Inc. Architectural Services 21 Bay Center, Suite A Frederick, MD 21702</p>			
				OPTION	DATE	DRAWING DATE	
					3/18/2015	07/09/18	
						2:34 am	

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

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

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

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 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 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 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

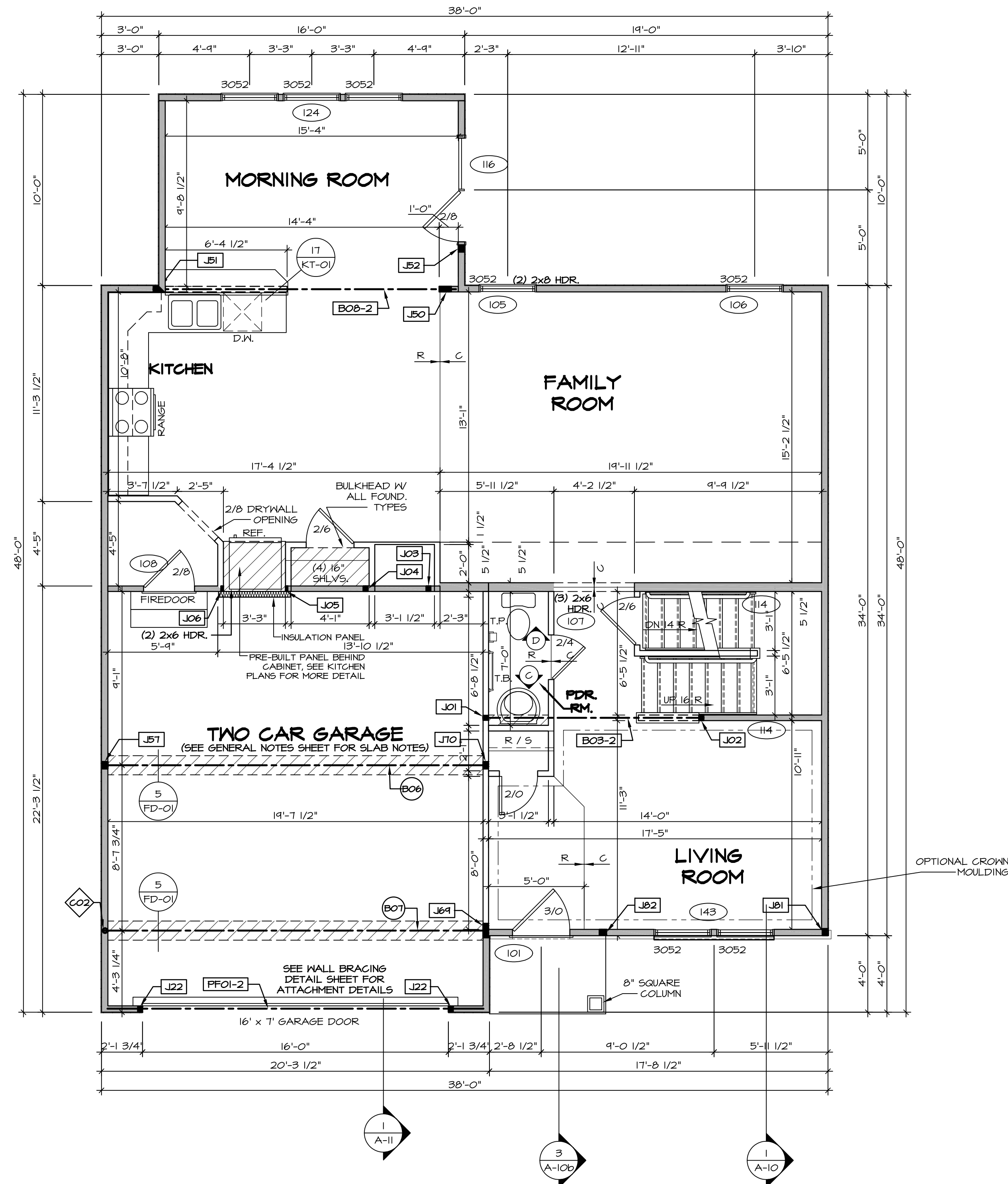
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

FIRST FLOOR 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	



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

REVISIONS

REV. NO.	DATE	DESCRIPTION
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	SL5 - T-PLY CONVERSION PROJECT

REMARKS

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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

SHEET NO.
A-7
38

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SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JO1	JACK - (3) 2X4 SP#1		202	
JO2	JACK - (3) 2X4 SP#1		202	
JO3	JACK - (3) 2X4 SP#1		202, 206	
JO4	JACK - (3) 2X4 SP#1		202, 206	

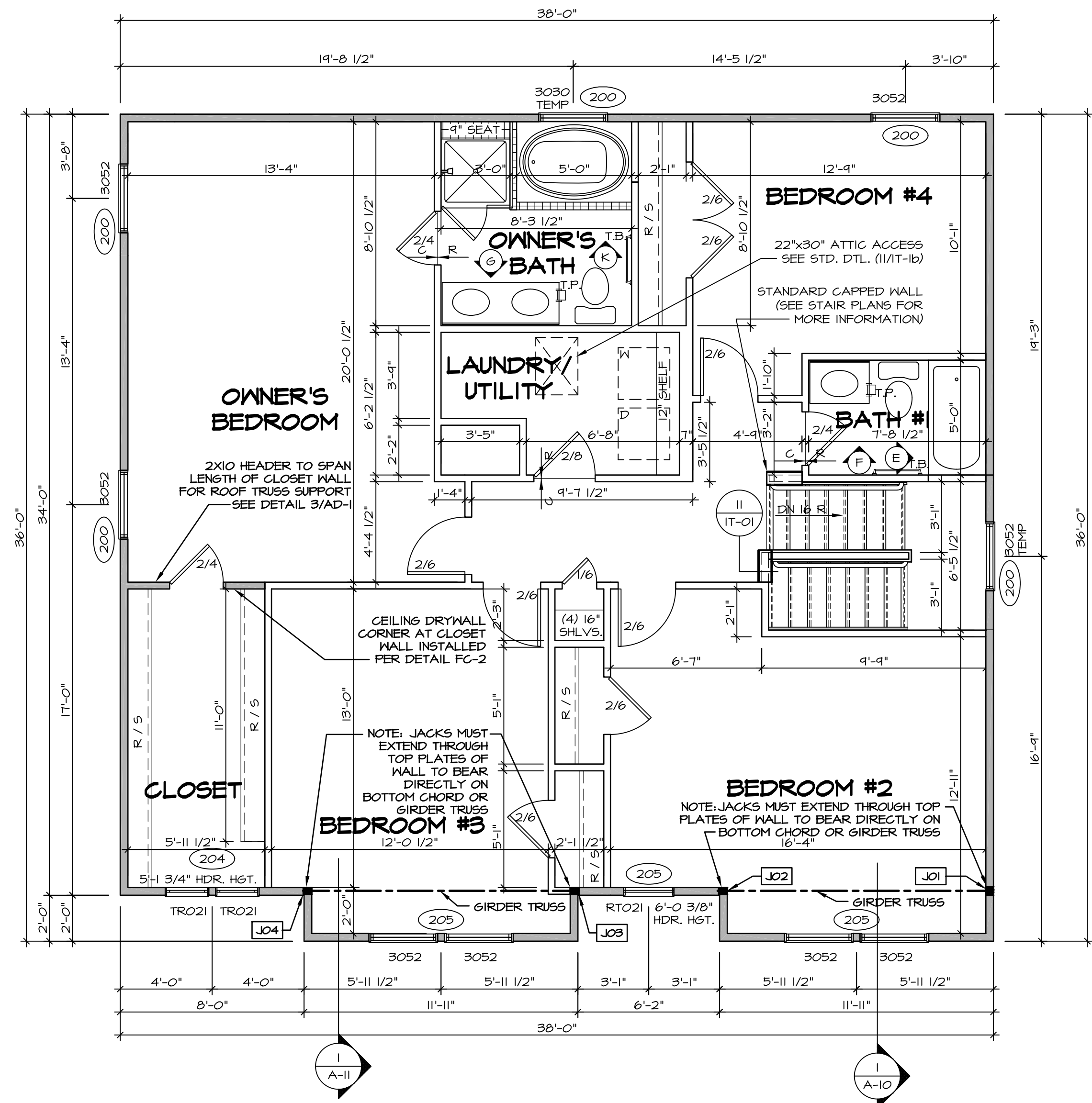
FLOOR PLAN NOTES RYAN

- 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.
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- 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 TABLE.
- 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
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

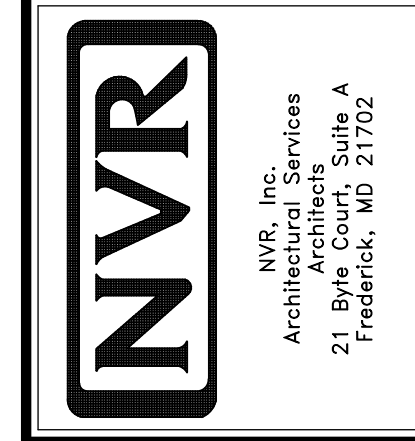
SEE FC DETAILS FOR FRAMING CONNECTORS



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

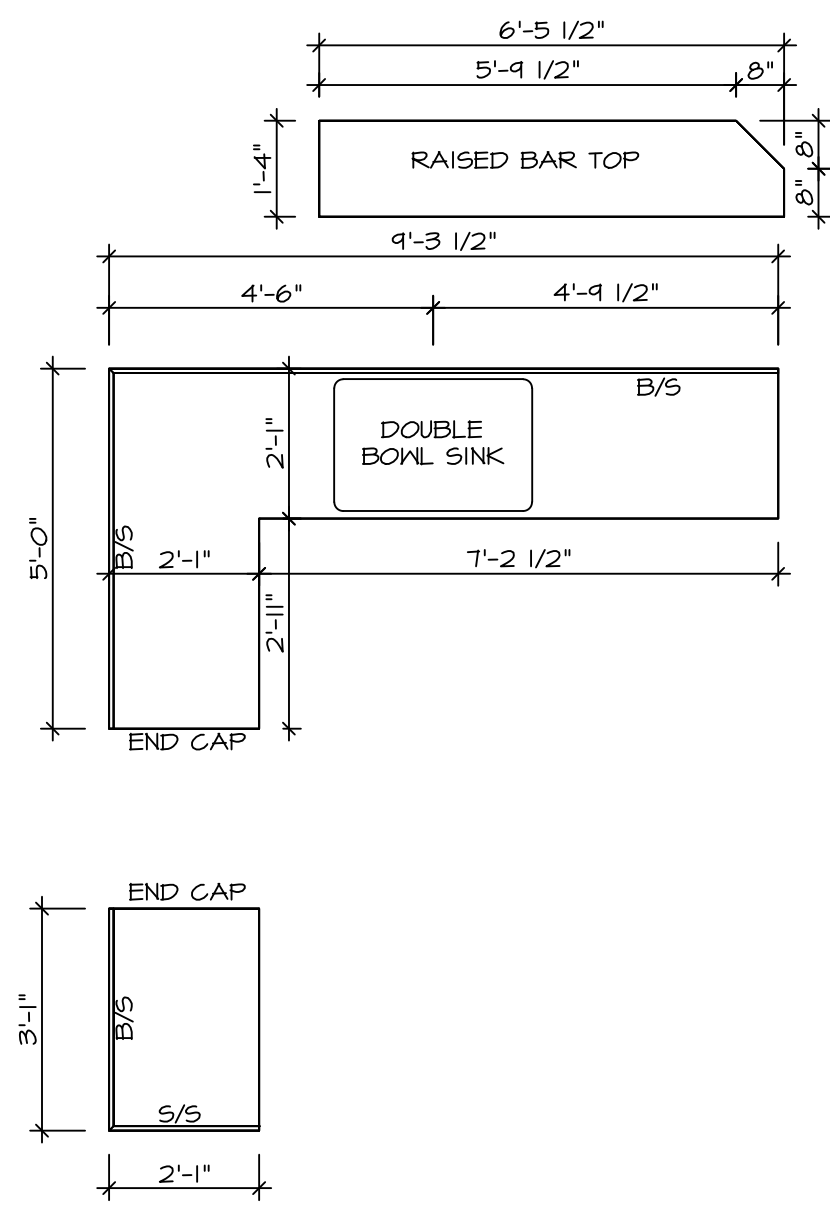
REV. NO.	DATE	REMARKS
1	08/05/16	TM - DRAWING ALIGNMENT
2	01/24/17	TM - STANDARD DETAILS 3.0
3	07/12/17	SLS - T-PLY CONVERSION PROJECT

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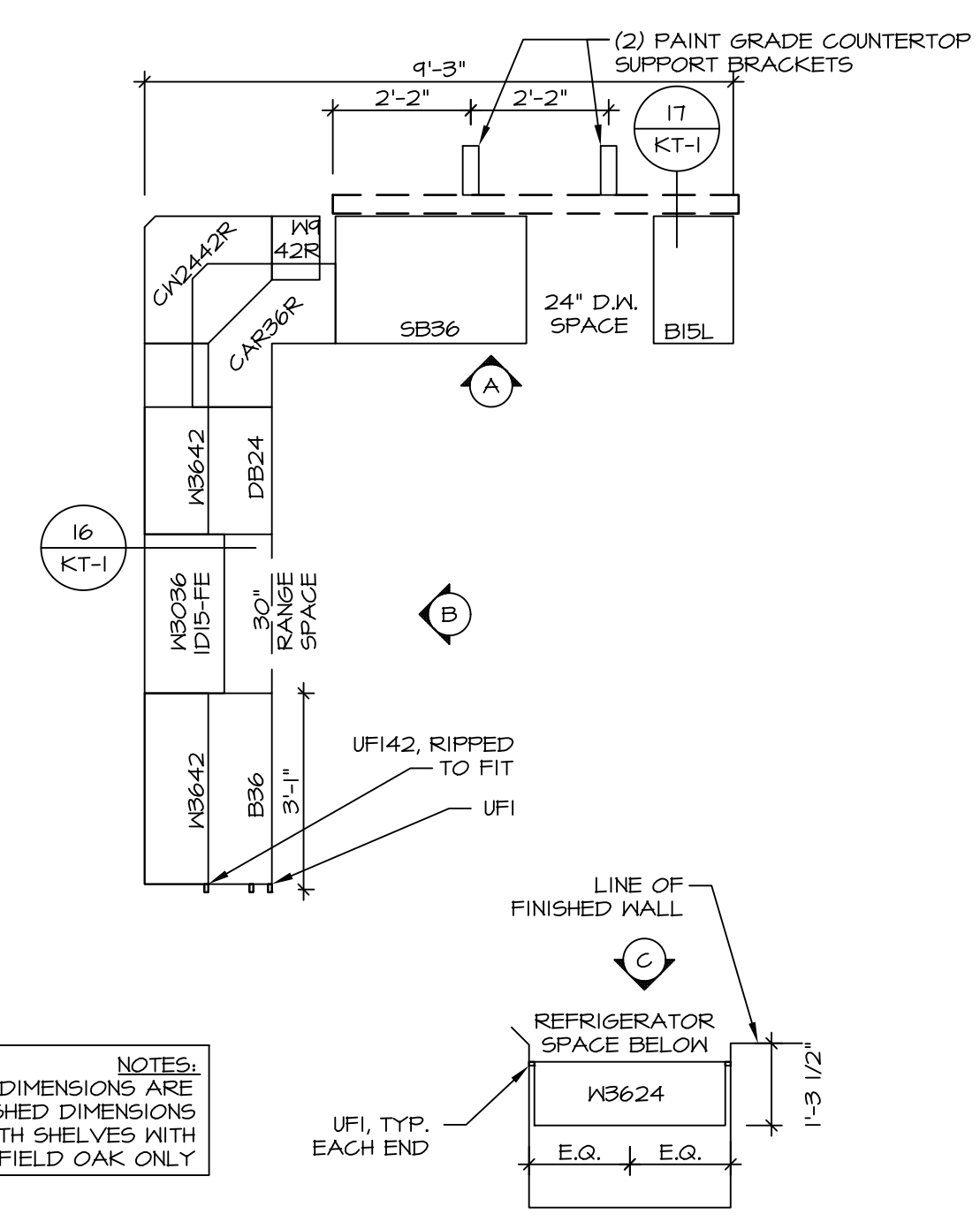


SET NO. VNC00	VERSION 06
DRAWN BY	DATE: 3/18/2015
OPTION	

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

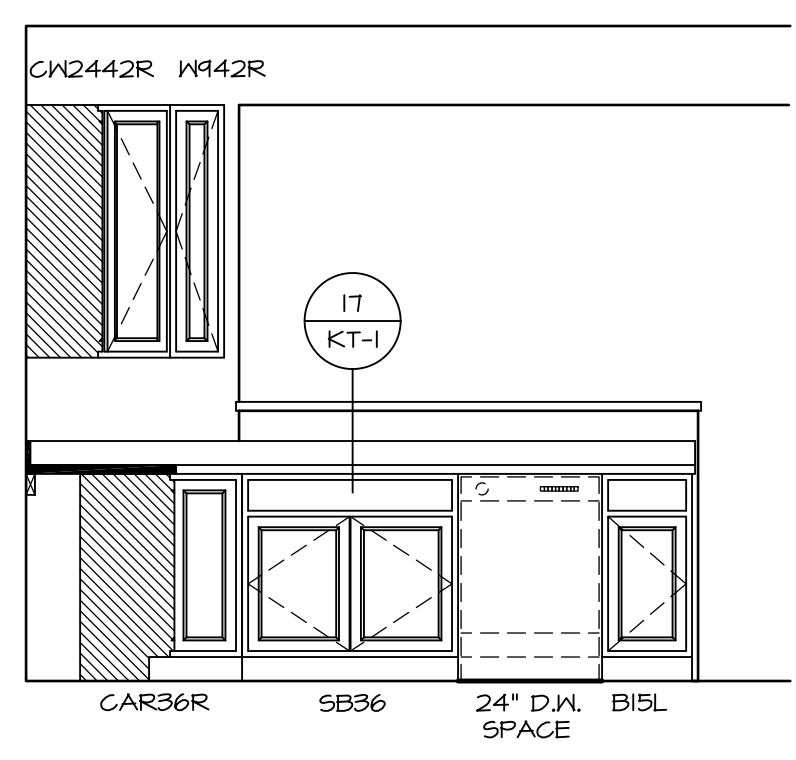


COUNTERTOP PLAN - (KT-2920)
STANDARD KITCHEN w/
42" WALL CABINETS
SCALE: 3/8" = 1'-0"
4
A-13

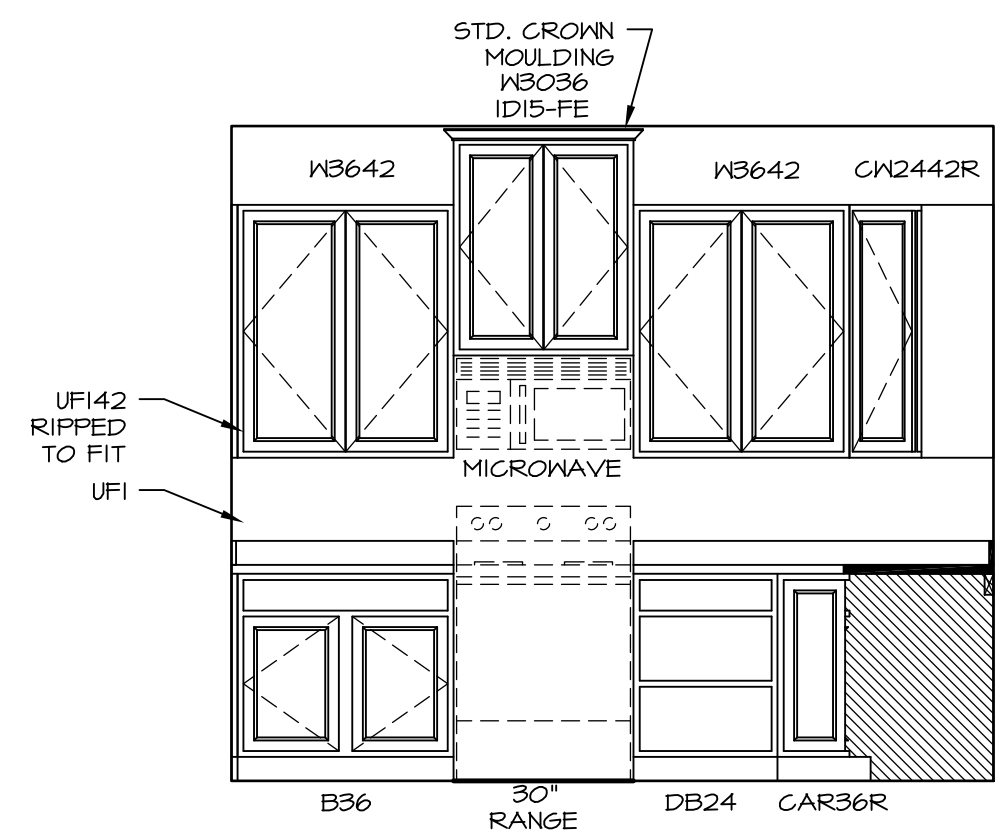


- NOTES:
• ALL DIMENSIONS ARE
FINISHED DIMENSIONS
• HALF DEPTH SHELVES WITH
FAIRFIELD OAK ONLY

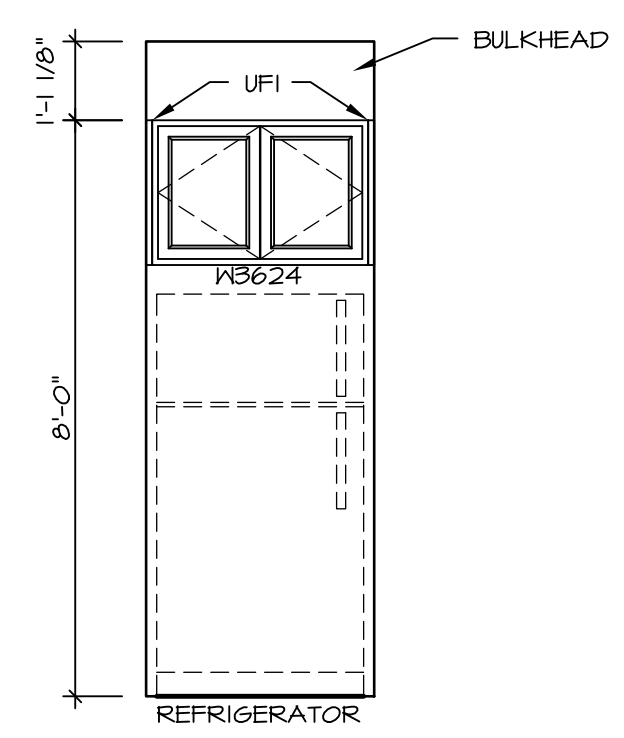
CABINET PLAN - (KC-2920)
STANDARD KITCHEN w/
42" WALL CABINETS
SCALE: 3/8" = 1'-0"
1
A-13



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



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



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

REV. NO.	DATE	DESCRIPTION
1	01/24/17	TRV - STANDARD DETAILS 5.0

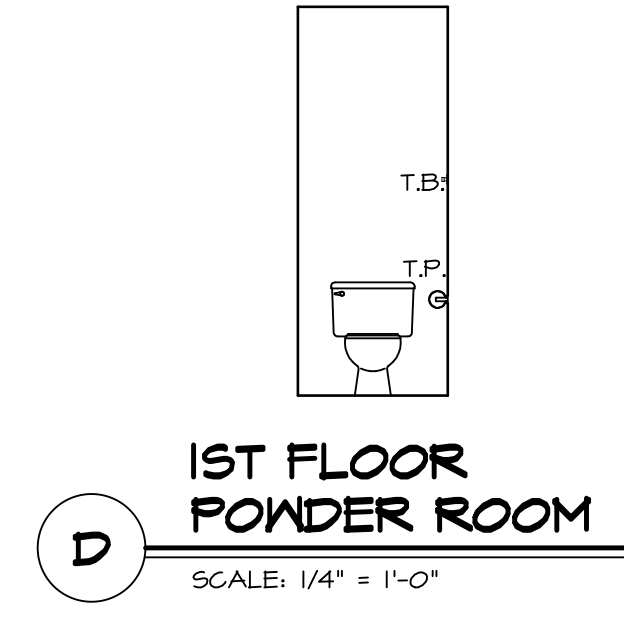
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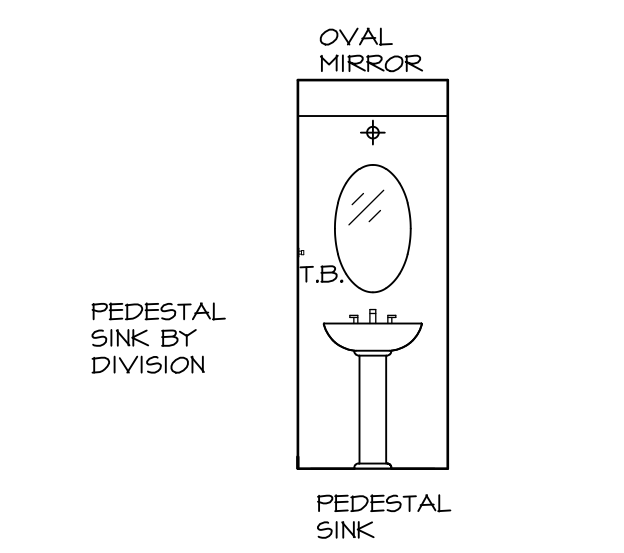
SHEET NO. A-13	MODEL VENICE	SET NO. VNC00	VERSION 06
58	DRAWING TITLE KITCHENS	DRAWN BY OPTION	DATE: 3/18/2015
	OPTION DESCRIPTION		

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.

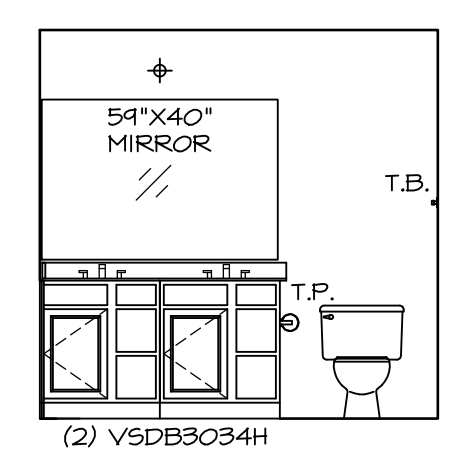


D
1ST FLOOR POWDER ROOM
 SCALE: 1/4" = 1'-0"

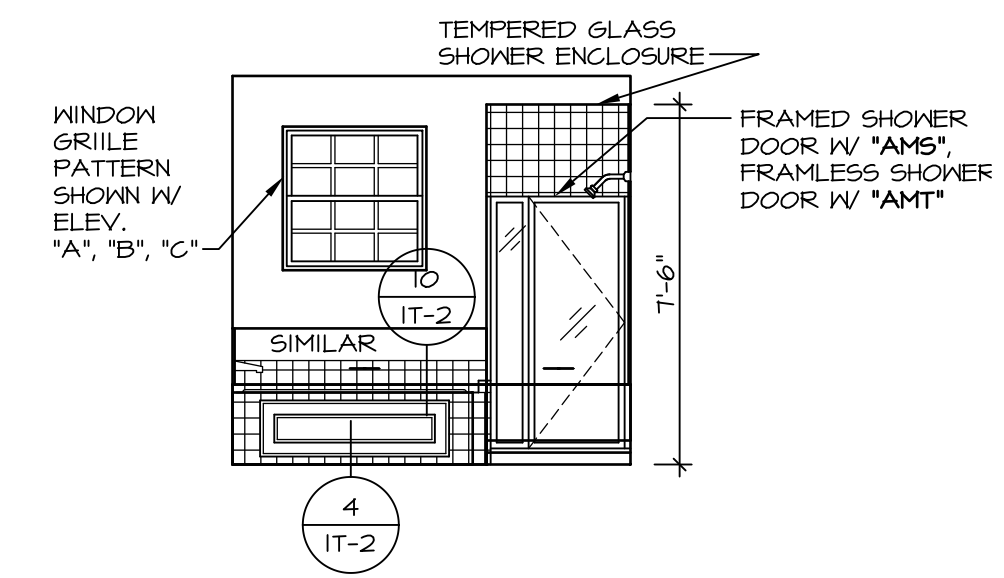


C
1ST FLOOR POWDER ROOM
 SCALE: 1/4" = 1'-0"

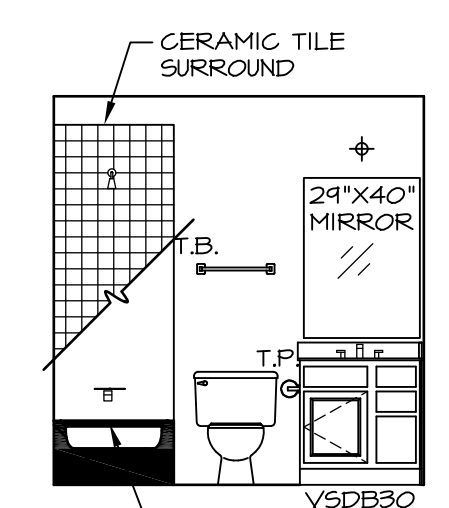
NOTE:
 BATH ELEVATIONS
 ARE SHOWN PER PLAN.



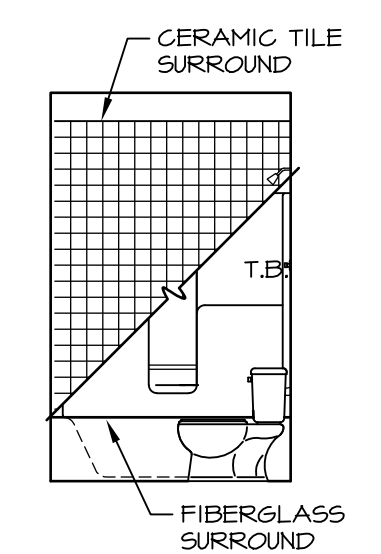
G
OWNER'S BATH
 SCALE: 1/4" = 1'-0"



K
OWNER'S BATH
 SCALE: 1/4" = 1'-0" ALT. OWNER'S BATH TYPE E W/ SOAKING TUB & SHOWER "AMP"



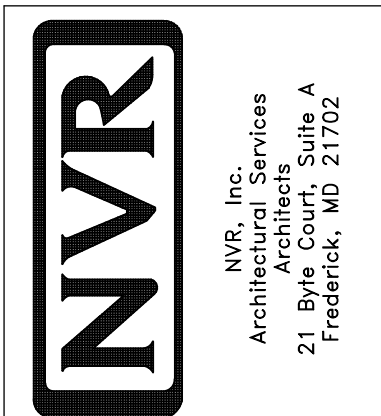
F
2ND FLOOR BATH #1
 SCALE: 1/4" = 1'-0"



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

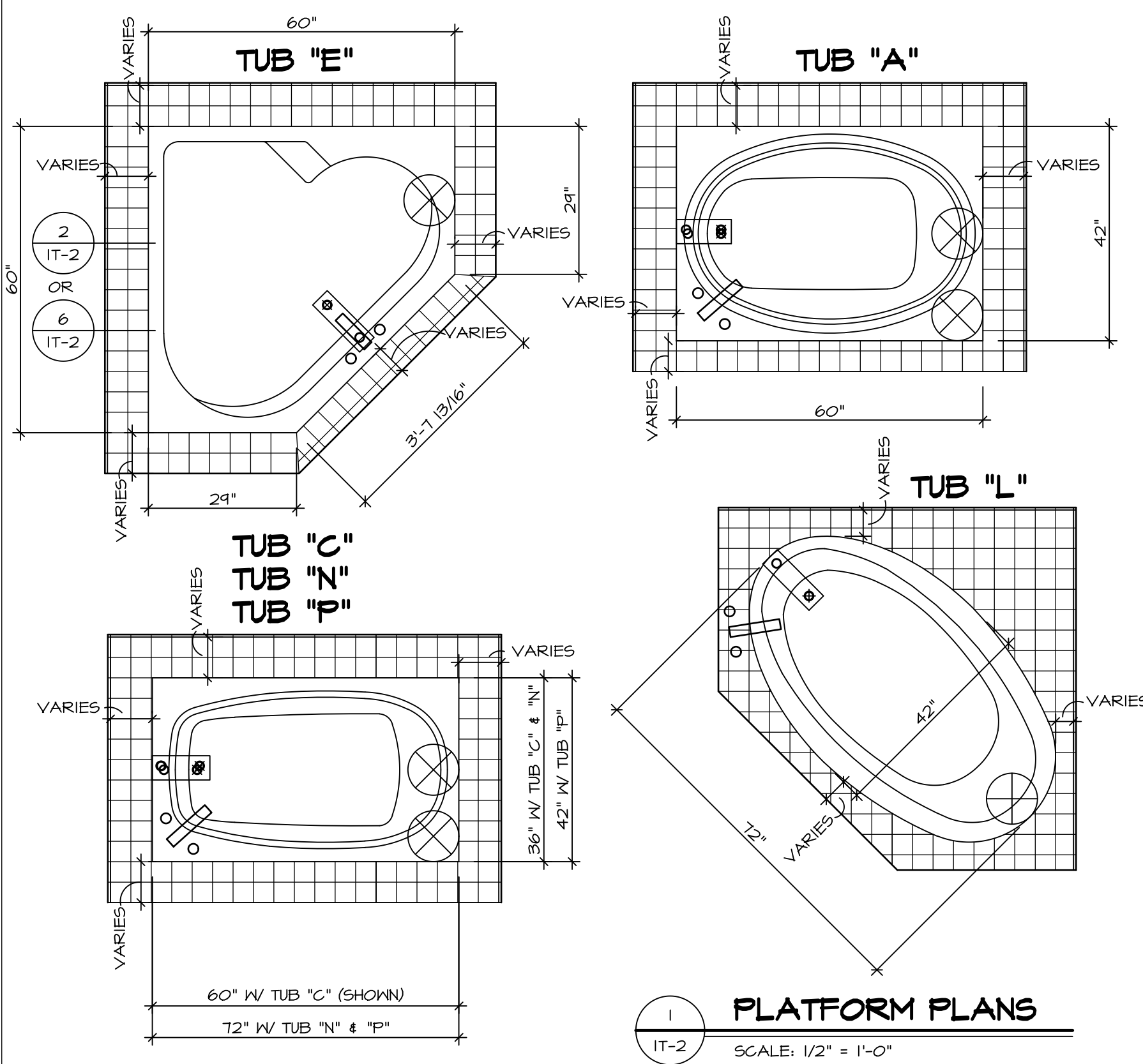
REV. NO.	DATE	REMARKS
1	08/05/16	TM - DRAWING ALIGNMENT
2	01/24/17	TRV - STANDARD DETAILS 5.0

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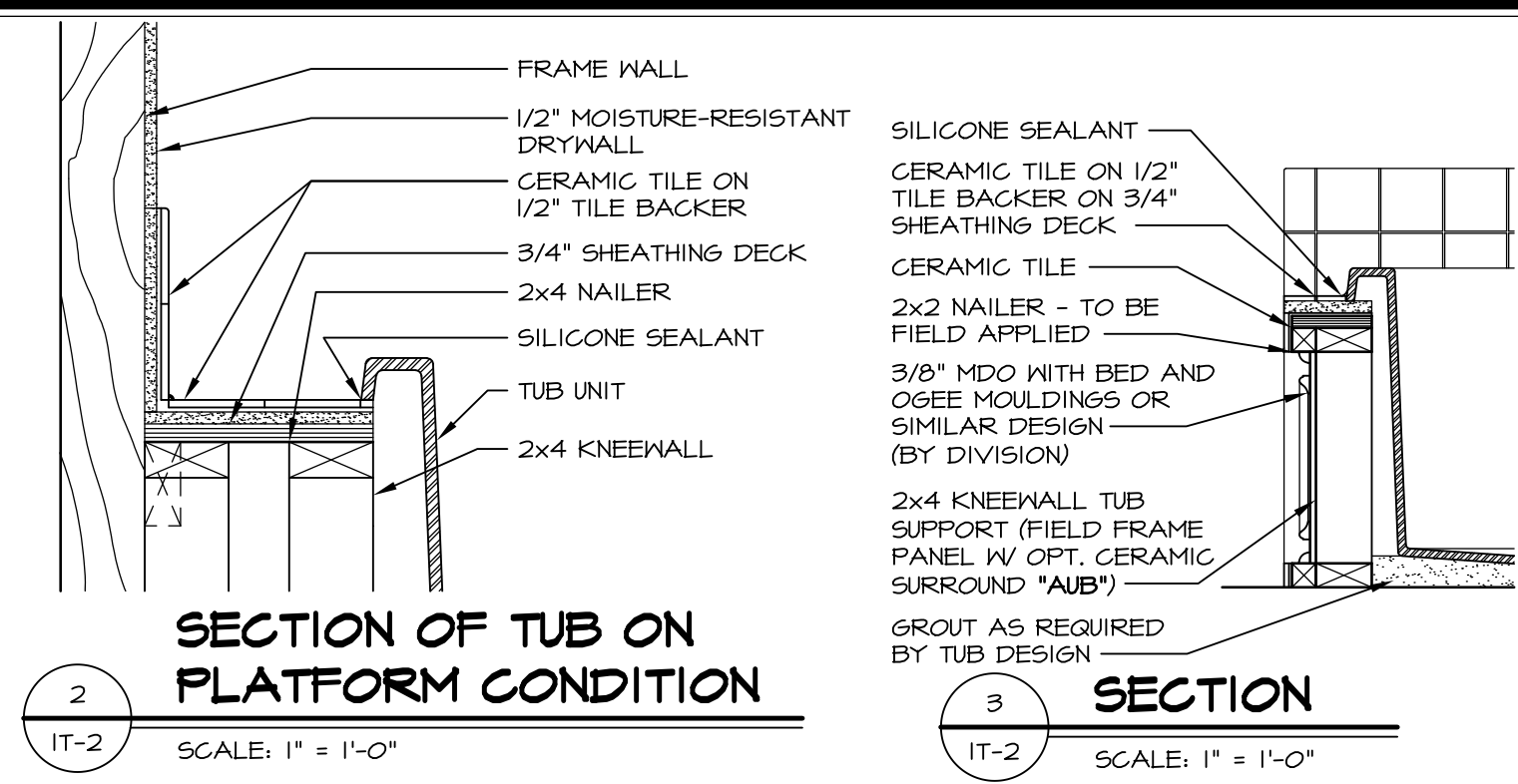
SET NO. VNC00	VERSION 06
DRAWN BY	DATE: 3/18/2015
OPTION	OPTION

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

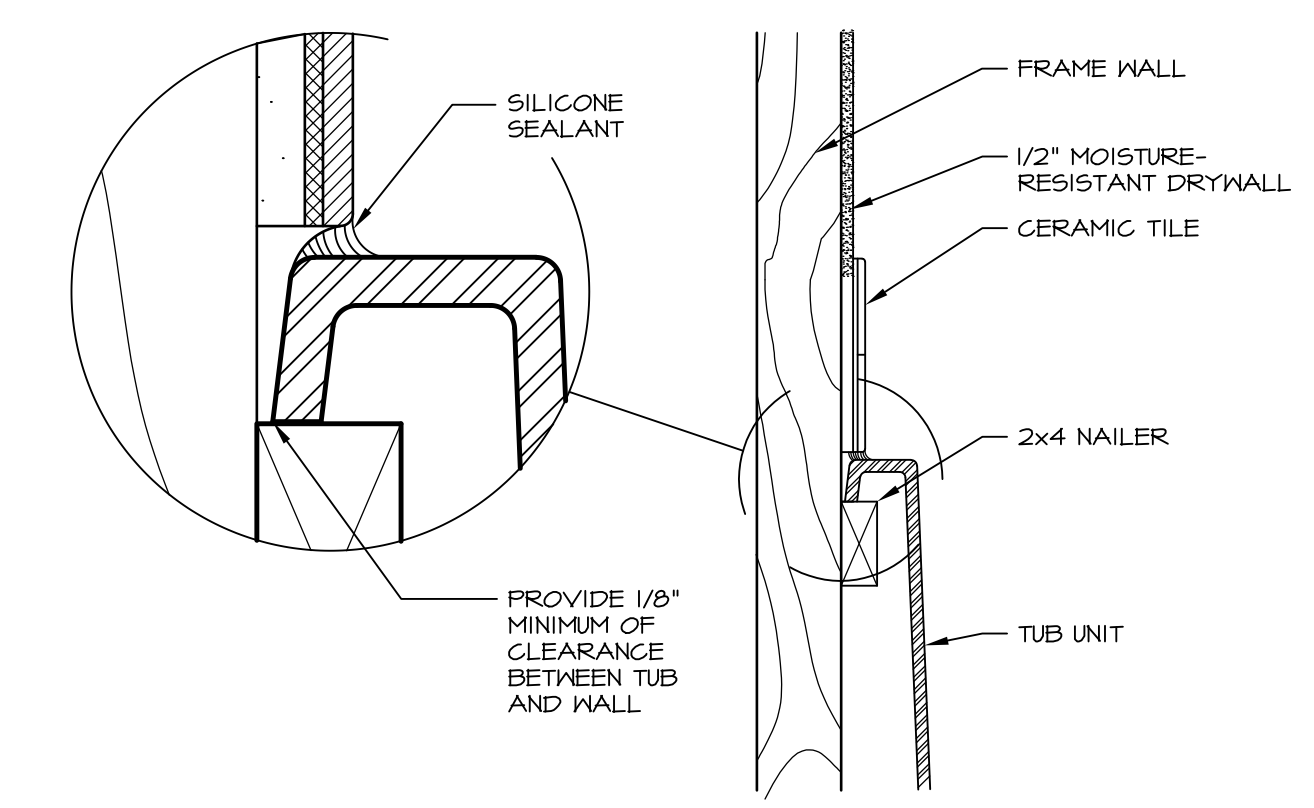


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

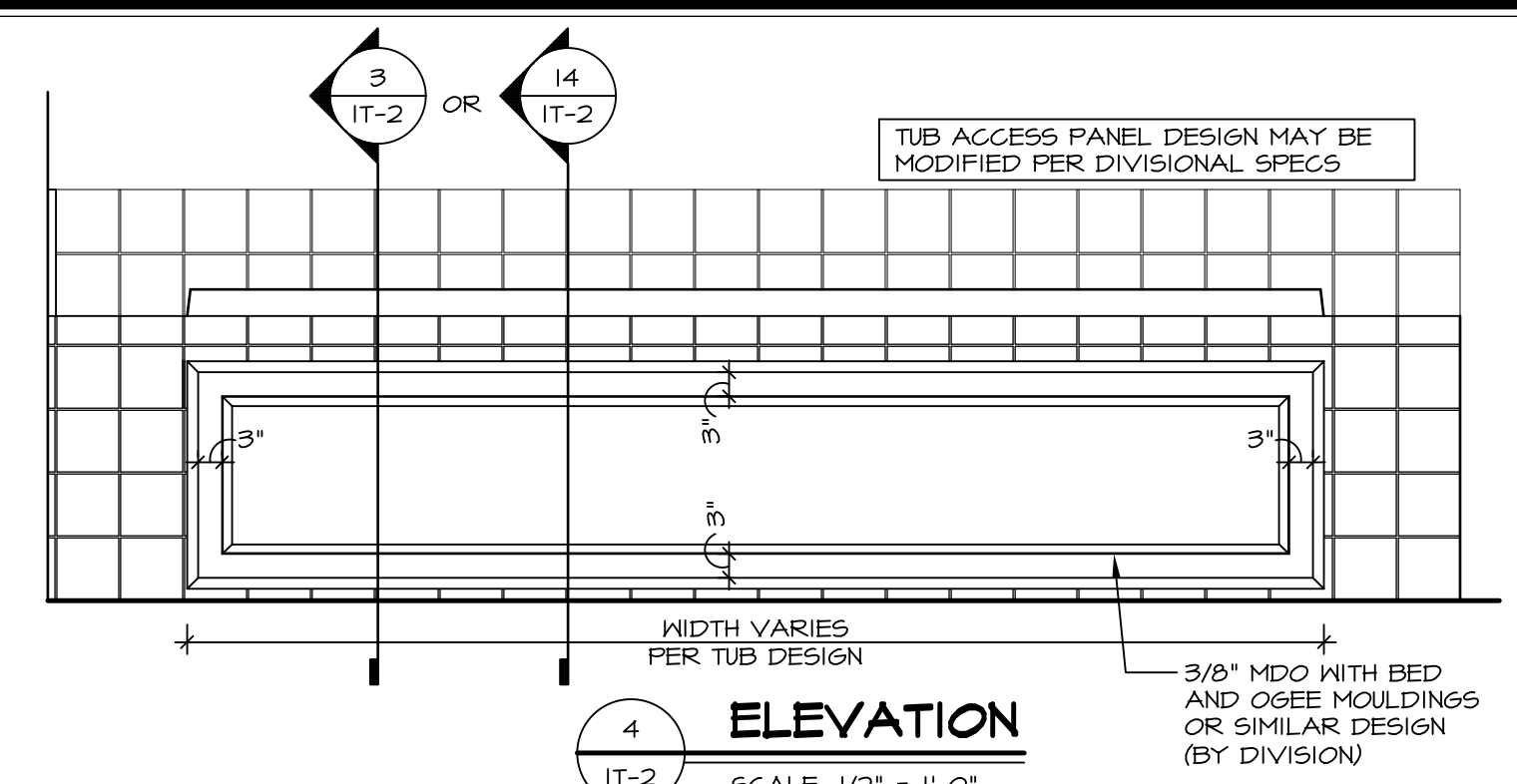
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/STERLING	18 3/4"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



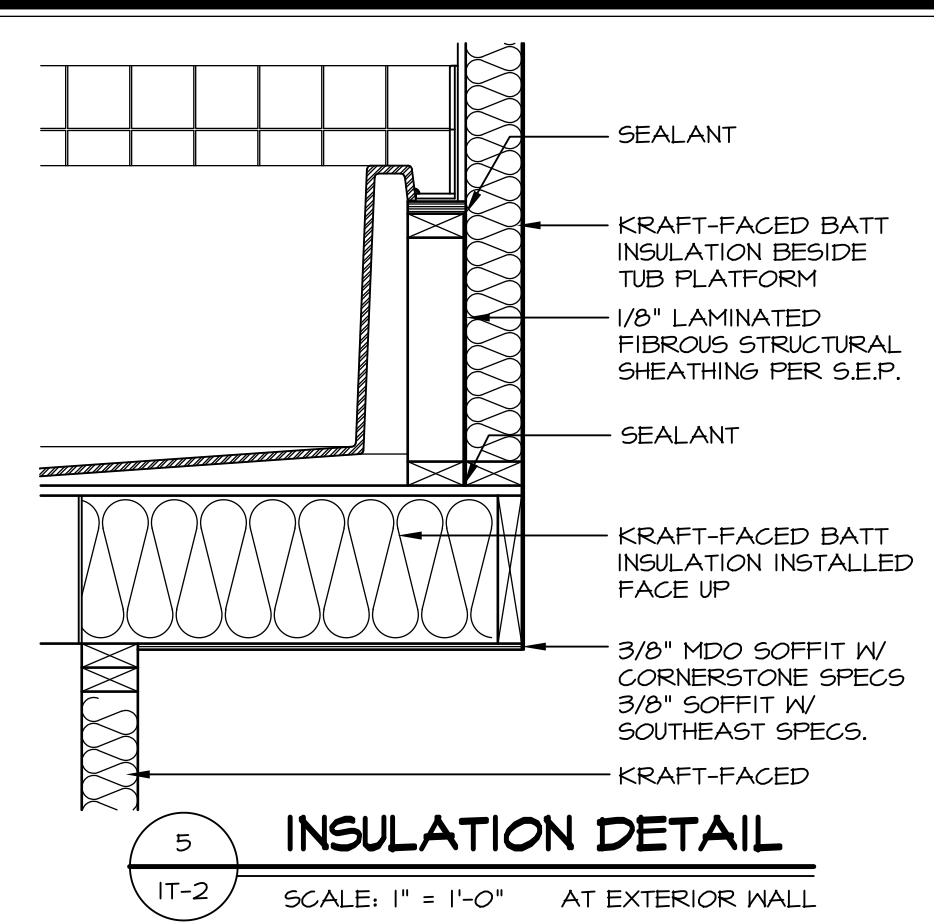
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



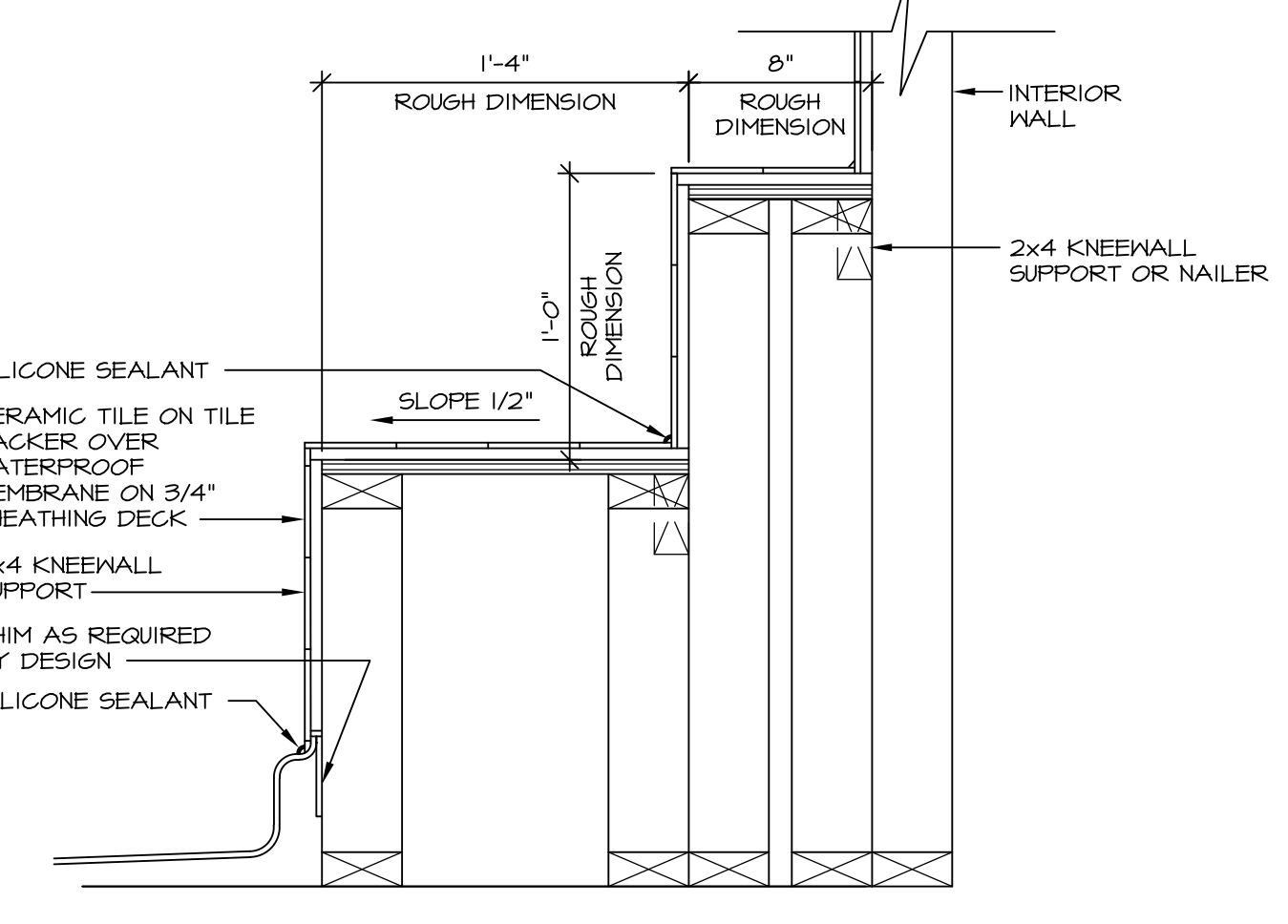
3 SECTION OF TUB TO WALL CONDITION
SCALE: 1 1/2" = 1'-0"



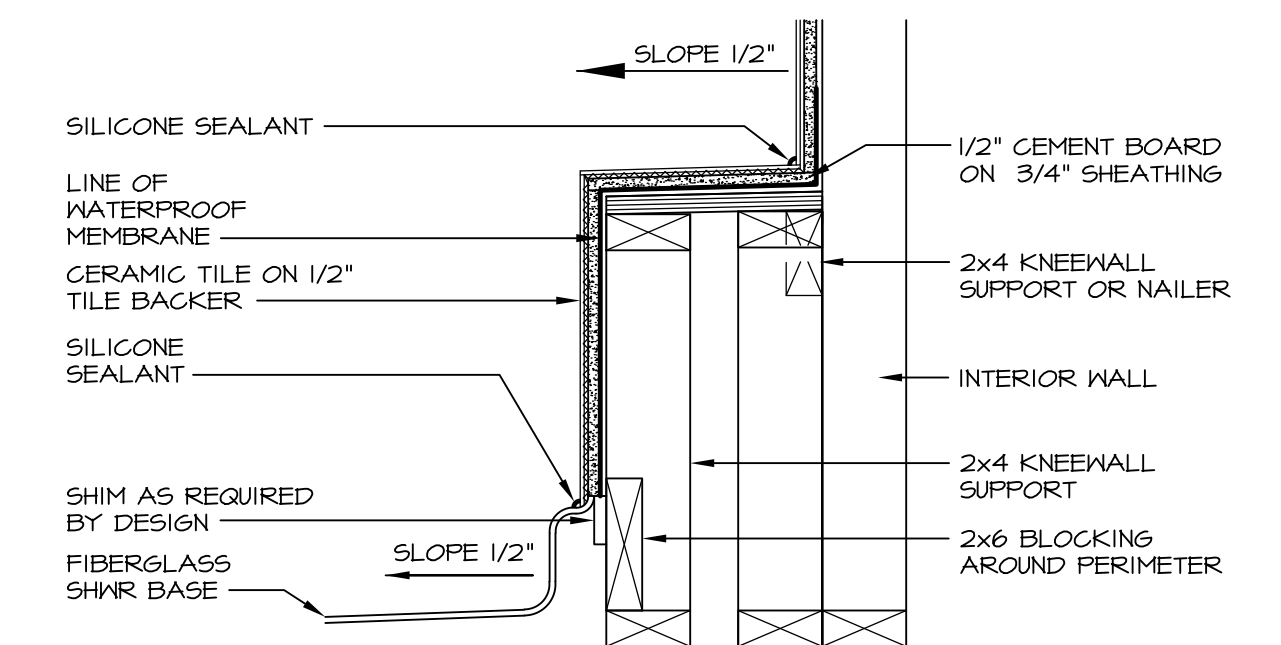
4 ELEVATION
SCALE: 1/2" = 1'-0"



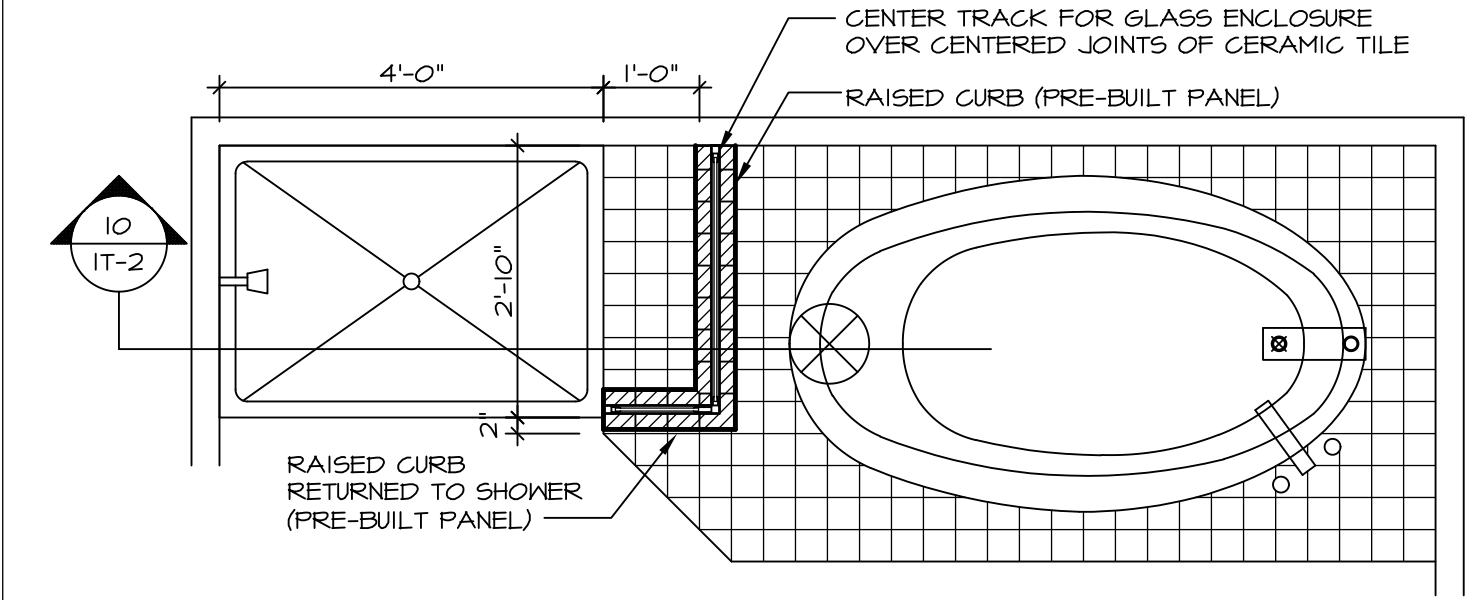
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



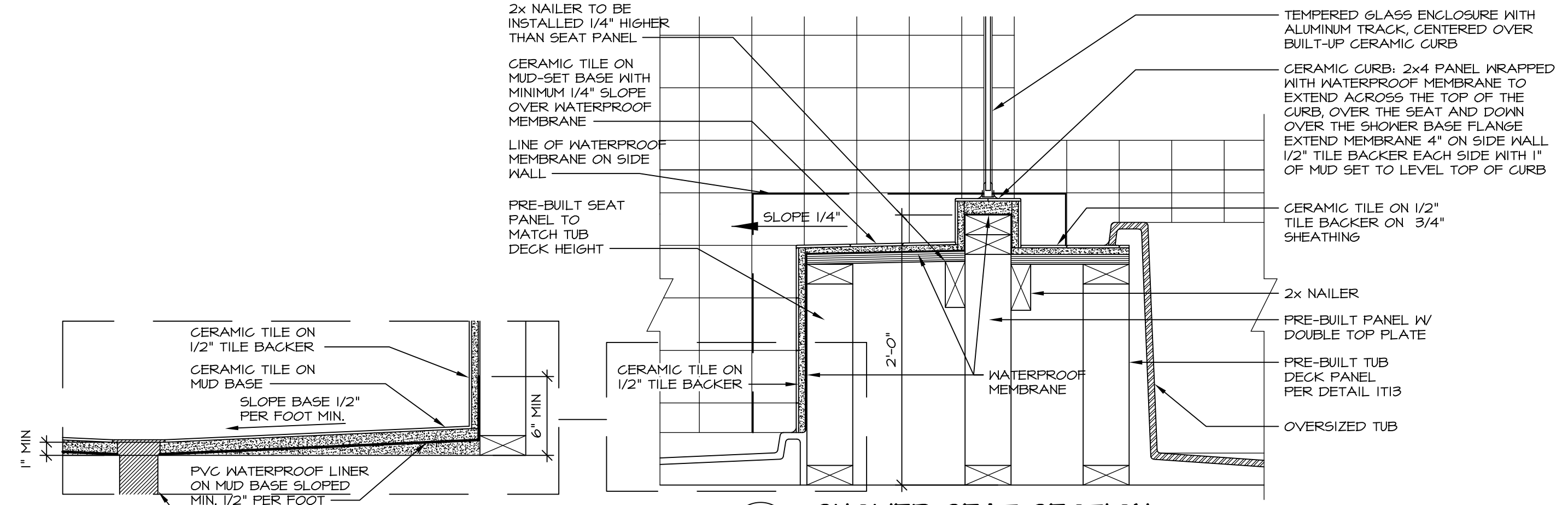
7 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1 1/2" = 1'-0"



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



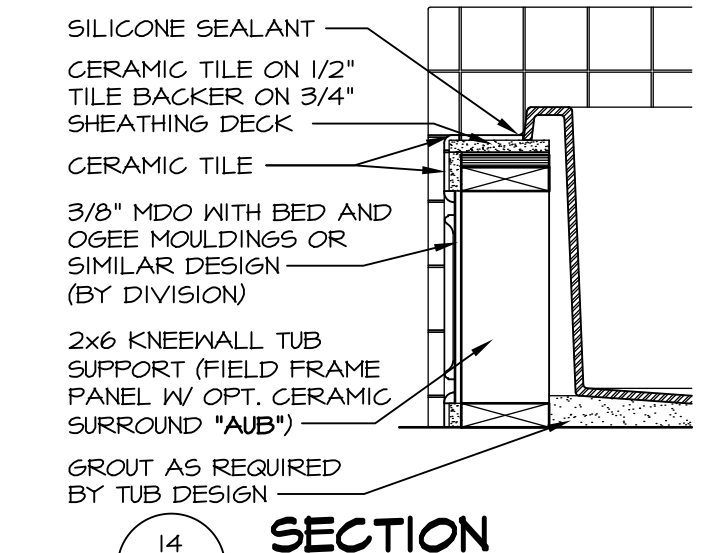
9 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



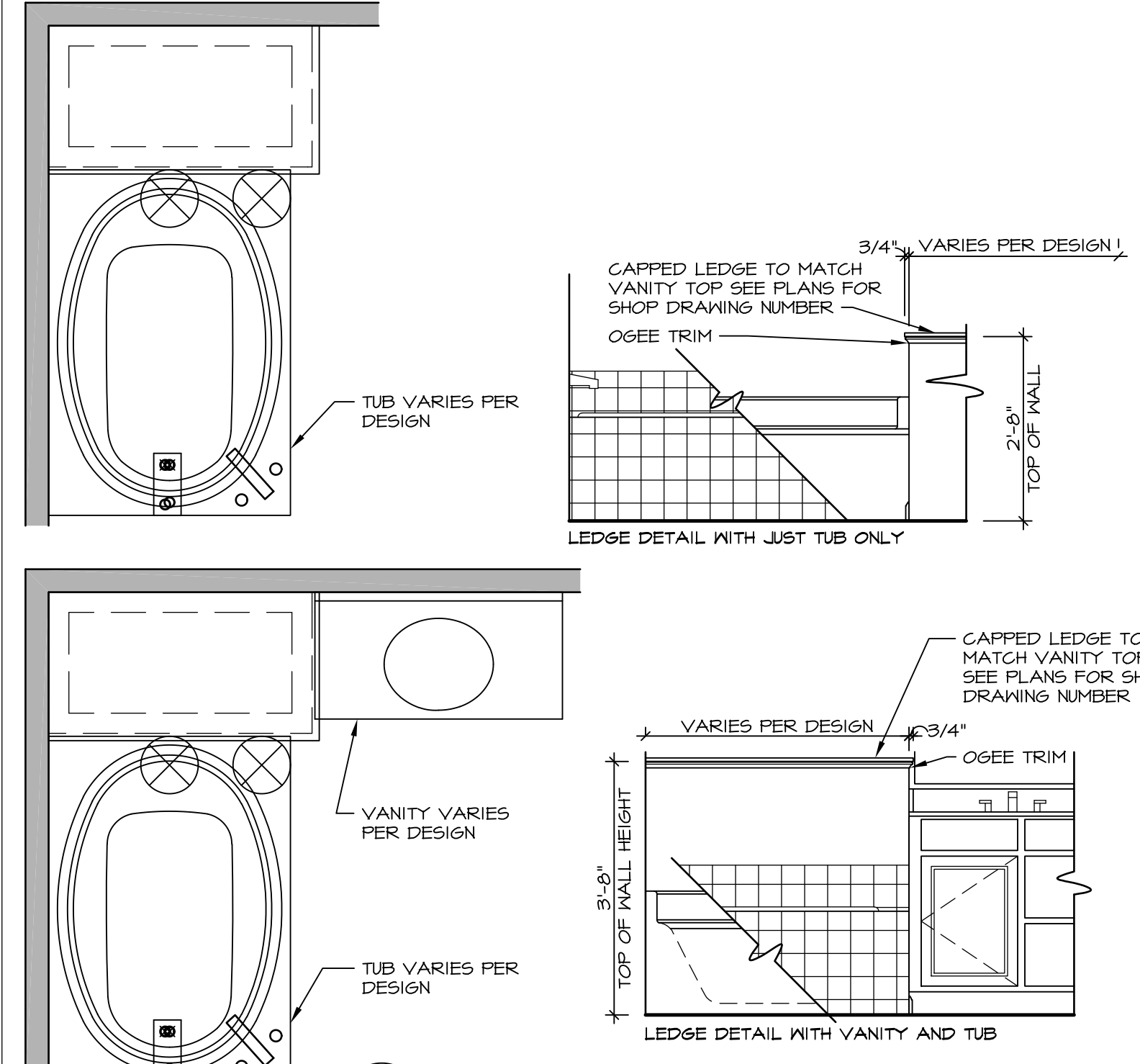
10 SHOWER SEAT SECTION
SCALE: 1-1/2" = 1'-0"



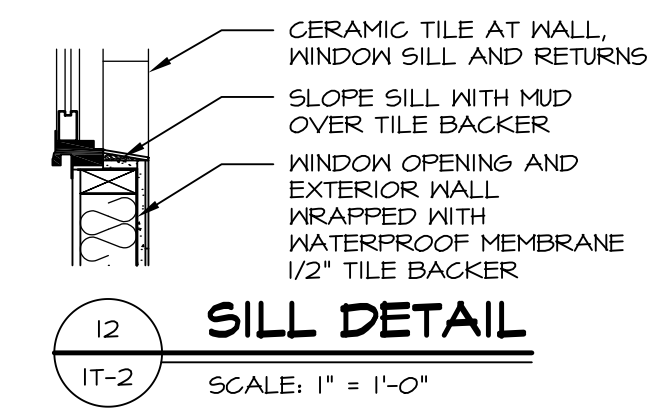
ALTERNATE SHOWER PAN DETAIL



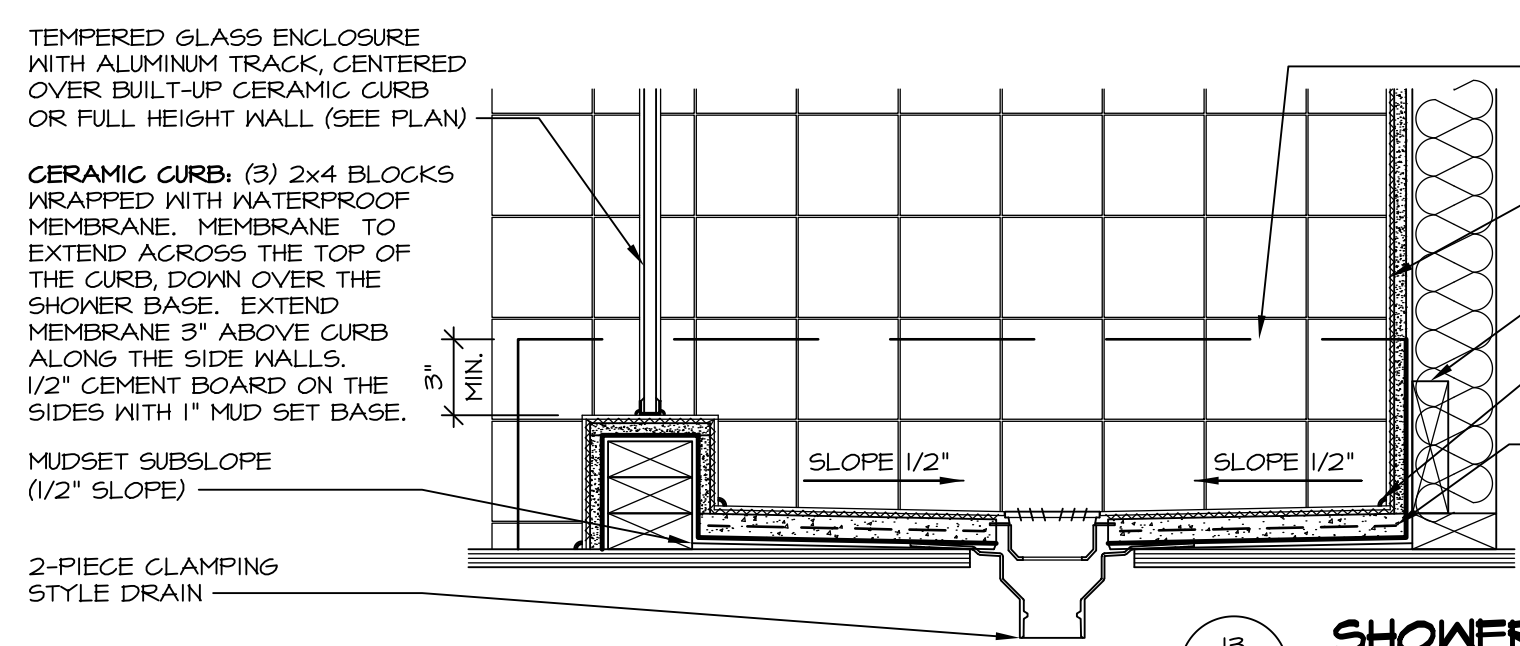
14 SECTION
SCALE: 1" = 1'-0"



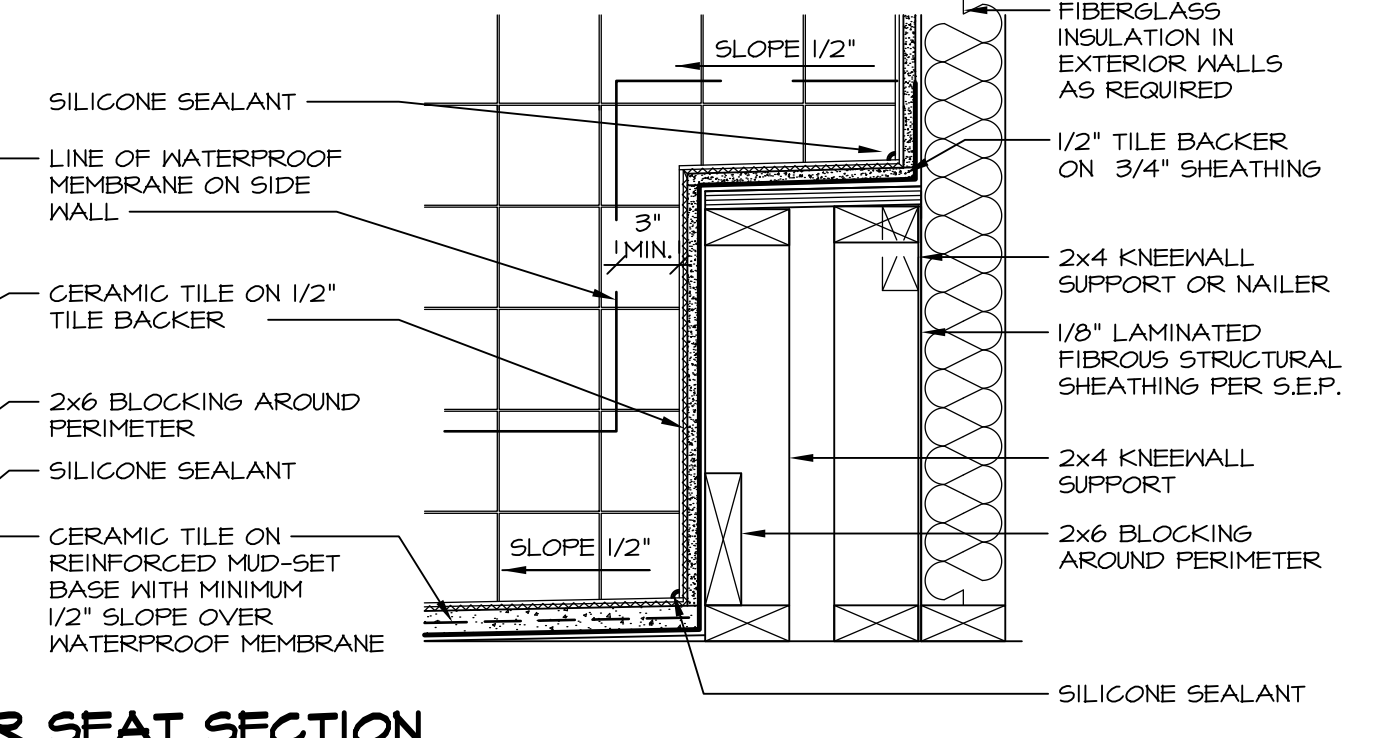
11 BATHROOM LEDGE DETAIL
SCALE: 1/2" = 1'-0"



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



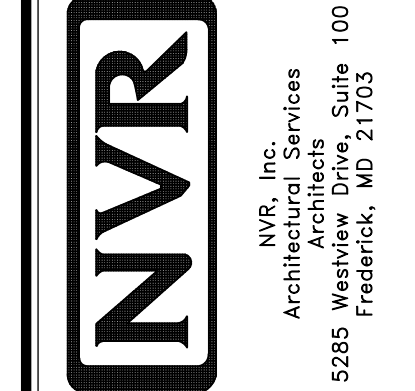
13 SHOWER SEAT SECTION
SCALE: 1 1/2" = 1'-0" MUD-SET SHOWER



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

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SET NO. NVR

VERSION

DRAWN BY

DATE:

OPTION

MODEL STANDARD DETAILS

DRAWING TITLE INTERIOR TRIM DETAILS

BATH DETAILS

OPTION DESCRIPTION

SHEET NO. IT-2

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