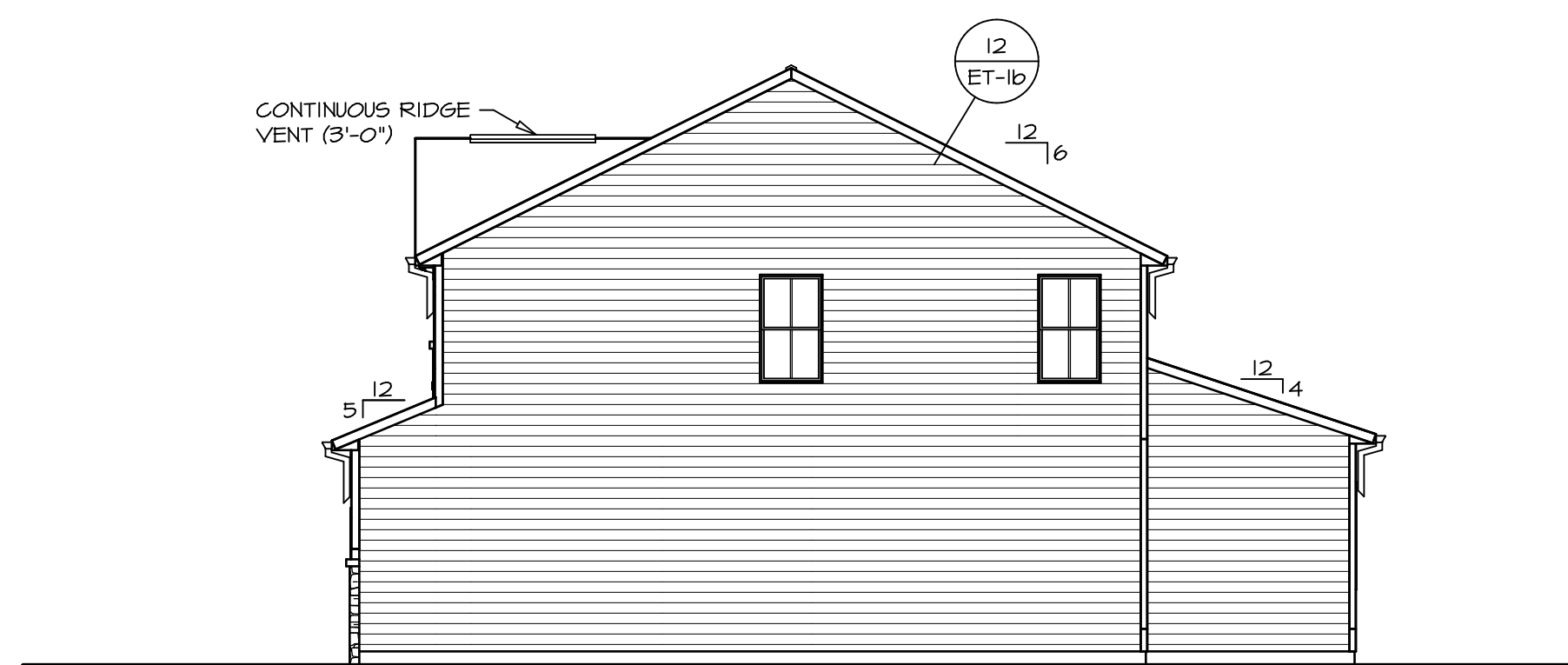


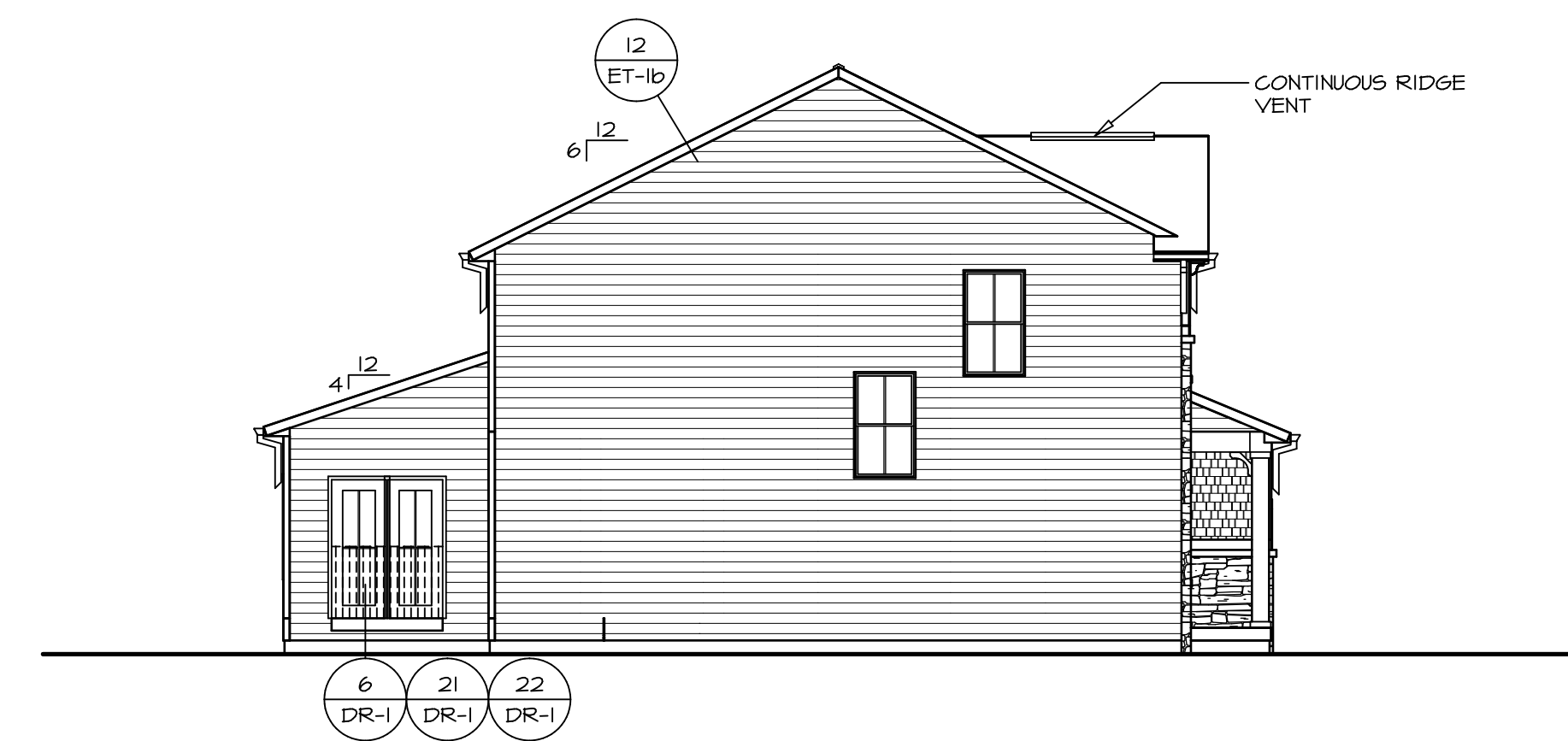
1
A-1 **FRONT ELEVATION "K"**
SCALE: 1/4" = 1'-0"



2
A-1 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"



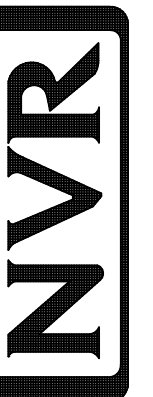
3
A-1 **REAR ELEVATION**
SCALE: 1/8" = 1'-0"



4
A-1 **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"

REV. NO.	DATE	REMARKS
1	1/25/11	NL - STANDARD DETAILS 3.0
2	6/24/11	TNY - REMOVED GARAGE SERVICE DOOR

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SET NO. VNC00
VERSION 06

DRAWN BY

DATE: 3/18/2015

OPTION

FBA

MODEL VENICE
DRAWING TITLE ELEVATIONS
OPTION DESCRIPTION FULL BASEMENT FOUNDATION

SHEET NO. A-1

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	
BO3-2	LVL - 04-04	11'-6 1/2"		106 / 174	1A, FIELD INSTALLED
BO8-2	LVL - 18	15'-7"	MAA	123, 175	2A, FIELD INSTALLED
FFO1-2	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 SP#1	MAA	123, 175	YES
J51	JACK - (5) 2X4 SP#1	MAA	123, 175	YES
J52	JACK - (3) 2X4 SPF STUD GRADE	MAA, SRM, SQK	117	
J66	JACK - (6) 2X4 SP#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-(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:

1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

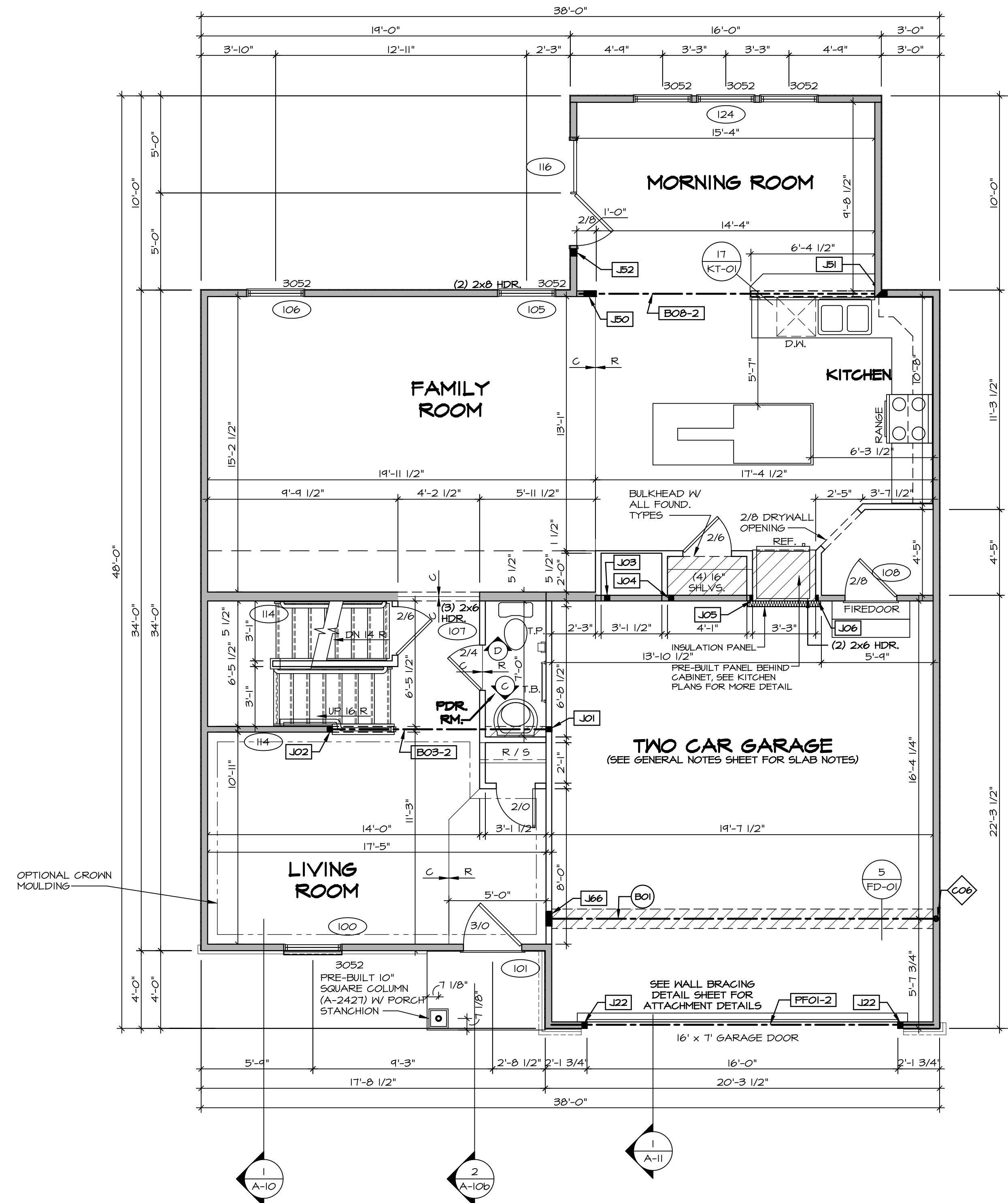
FLOOR PLAN NOTES

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"

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

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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C:\NVR\Solves\VENICE_VNC00_06\06-CH-2275\781710\Sheets\Lot-Specific\38-A-7_Plan_US.dwg 05/15/18 - 2:51 am

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

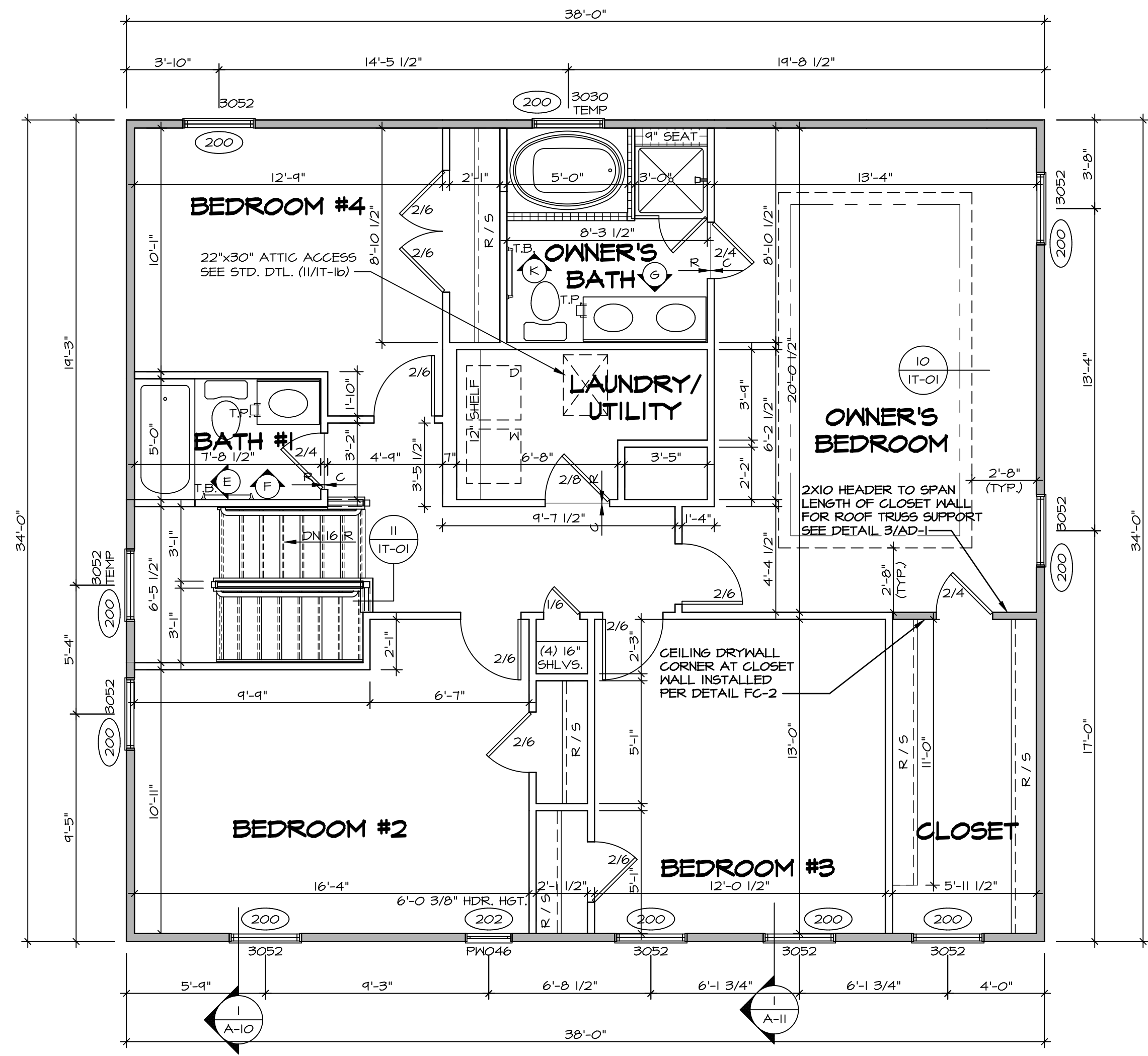
FLOOR PLAN NOTES RYAN

- 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 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

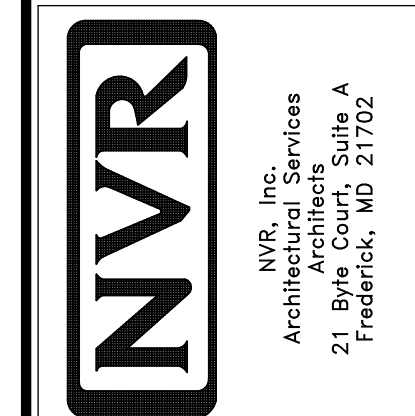
SEE FC DETAILS FOR FRAMING CONNECTORS



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

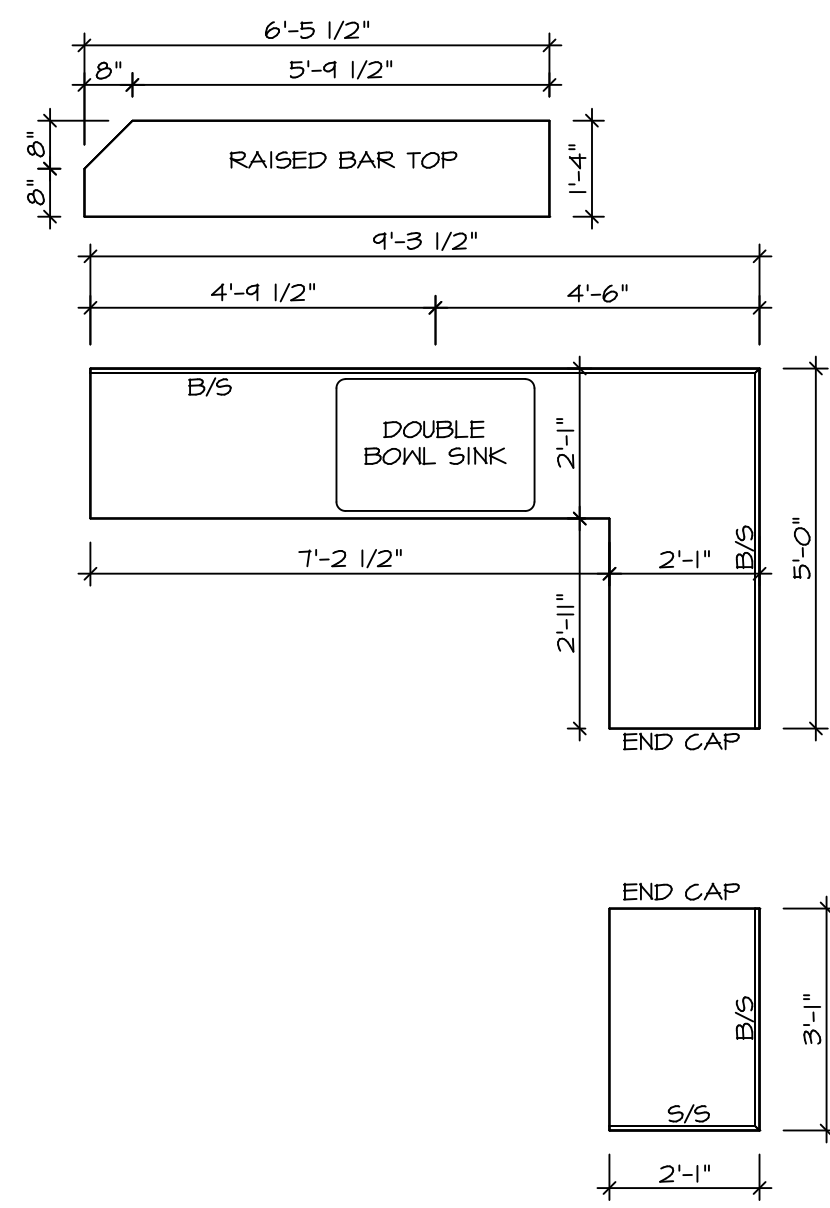
REV. NO.	DATE	REMARKS
1	08/05/16	TH - DRAWING ALIGNMENT
2	01/24/17	TH - STANDARD DETAILS 3.0
3	07/12/17	SLS - T-PLY CONVERSION PROJECT

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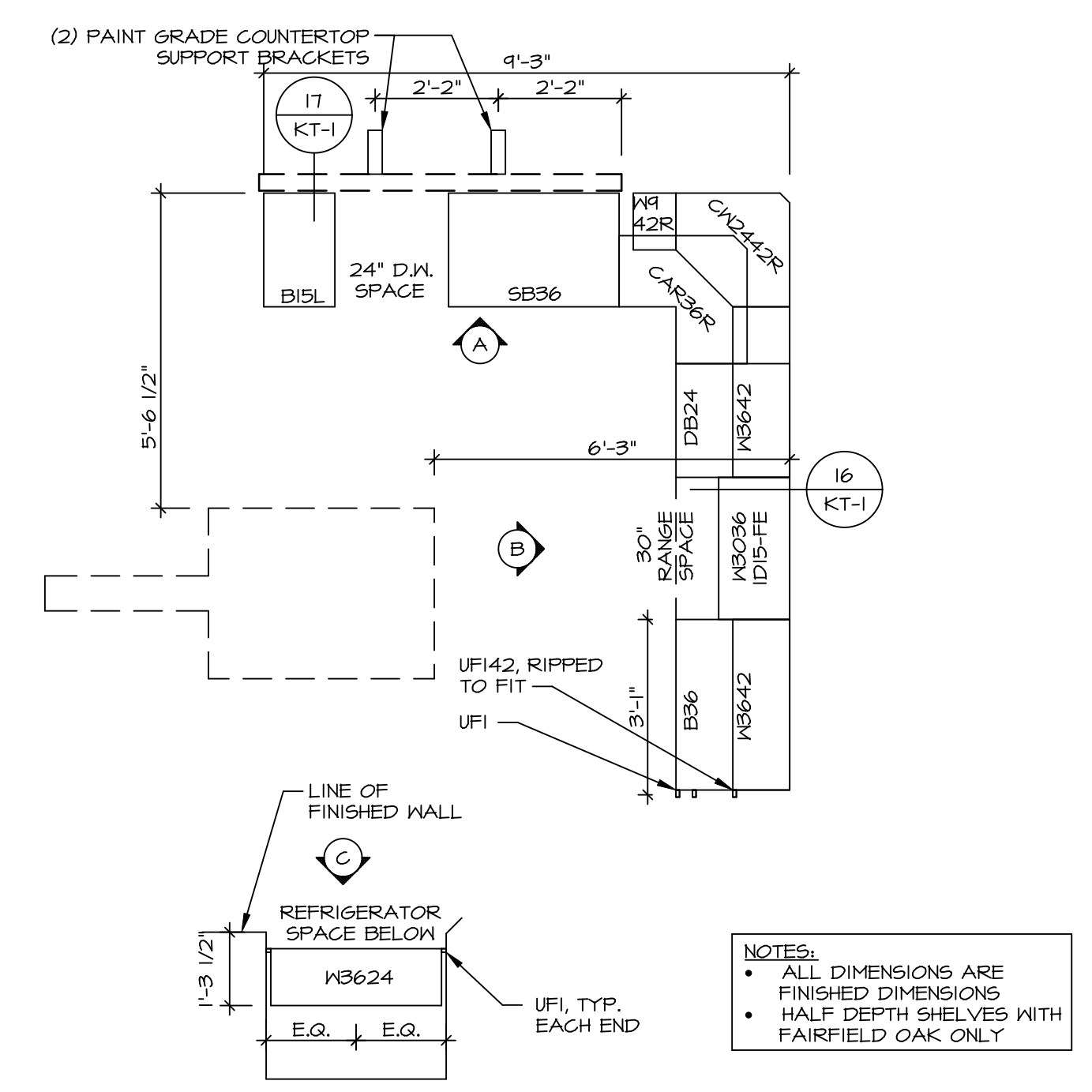


SET NO. VNC00	VERSION 06
DRAWN BY	DATE: 3/18/2015
OPTION	

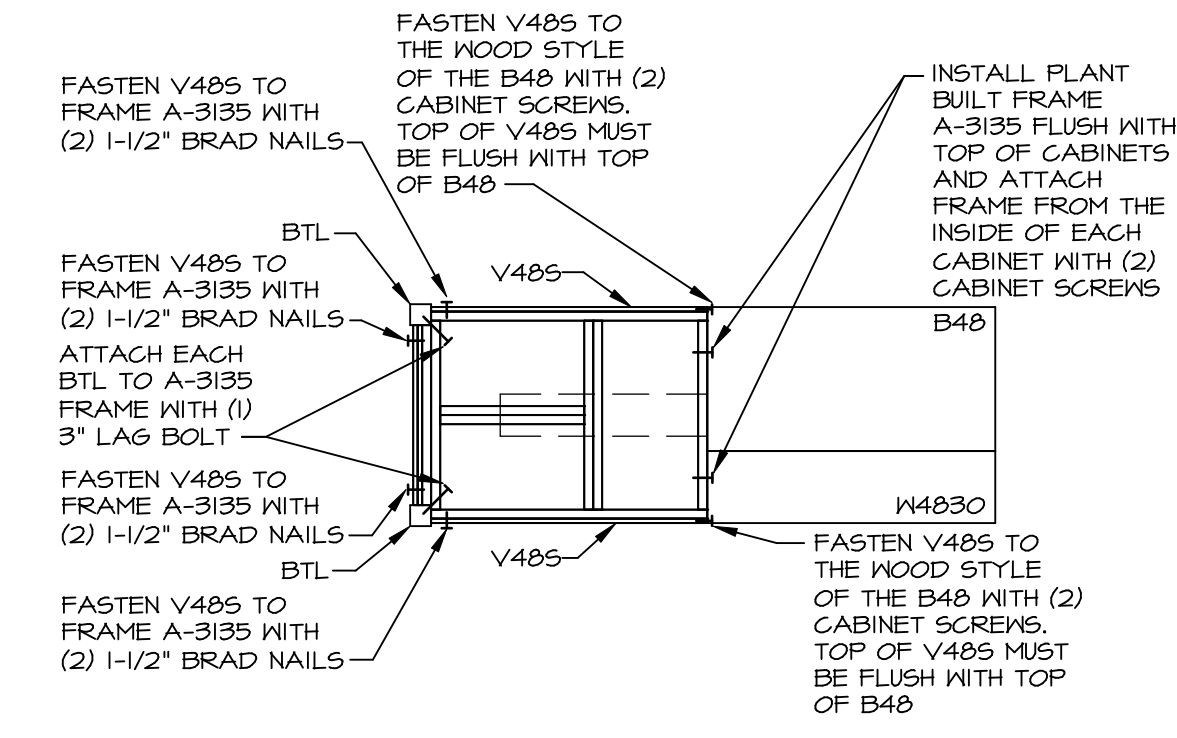
SHEET NO. A-8	MODEL VENICE	DRAWING TITLE SECOND FLOOR PLAN
44	OPTION DESCRIPTION	



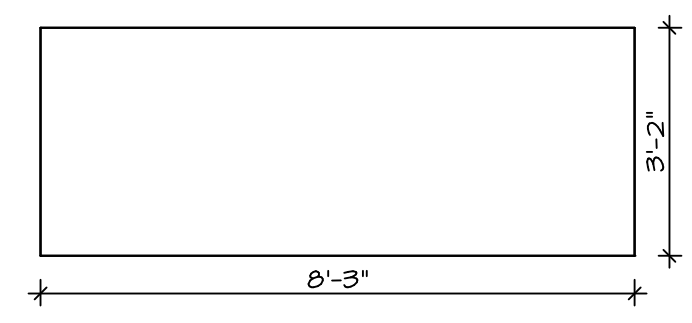
4 COUNTERTOP PLAN - (KT-2920)
 SCALE: 3/8" = 1'-0"
 STANDARD KITCHEN w/ 42" WALL CABINETS



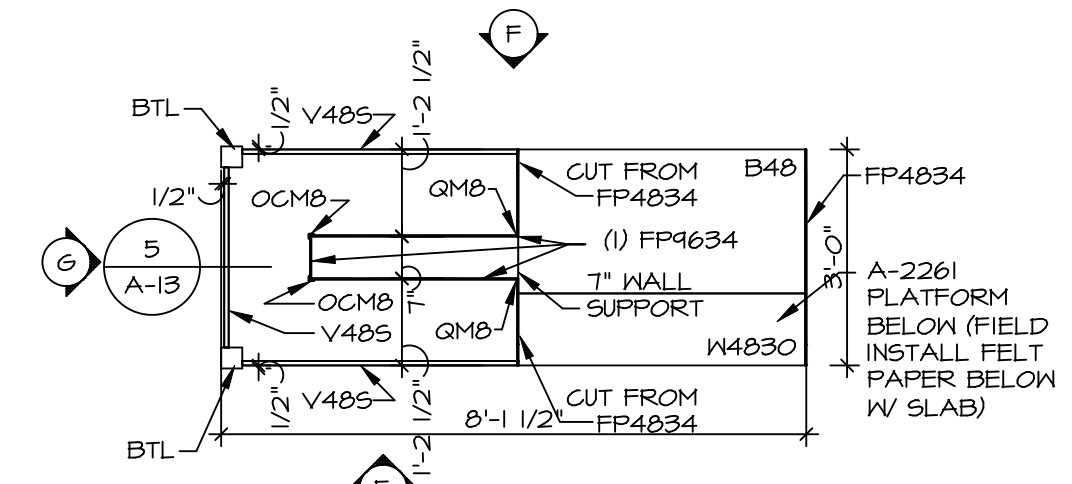
1 CABINET PLAN - (KC-2920)
 SCALE: 3/8" = 1'-0"
 STANDARD KITCHEN w/ 42" WALL CABINETS



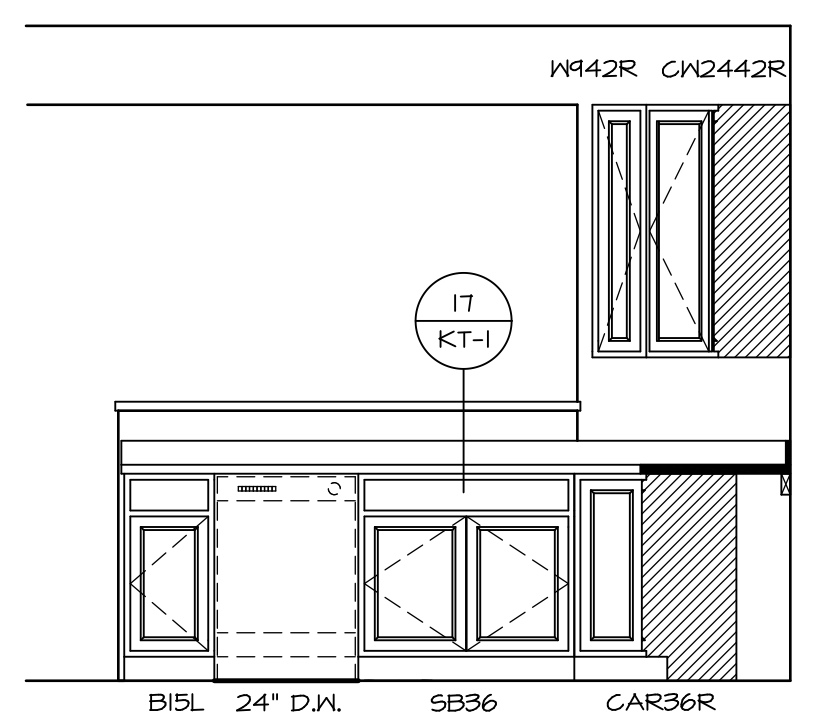
5 COUNTERTOP SUPPORT FRAME
 SCALE: 3/8" = 1'-0"



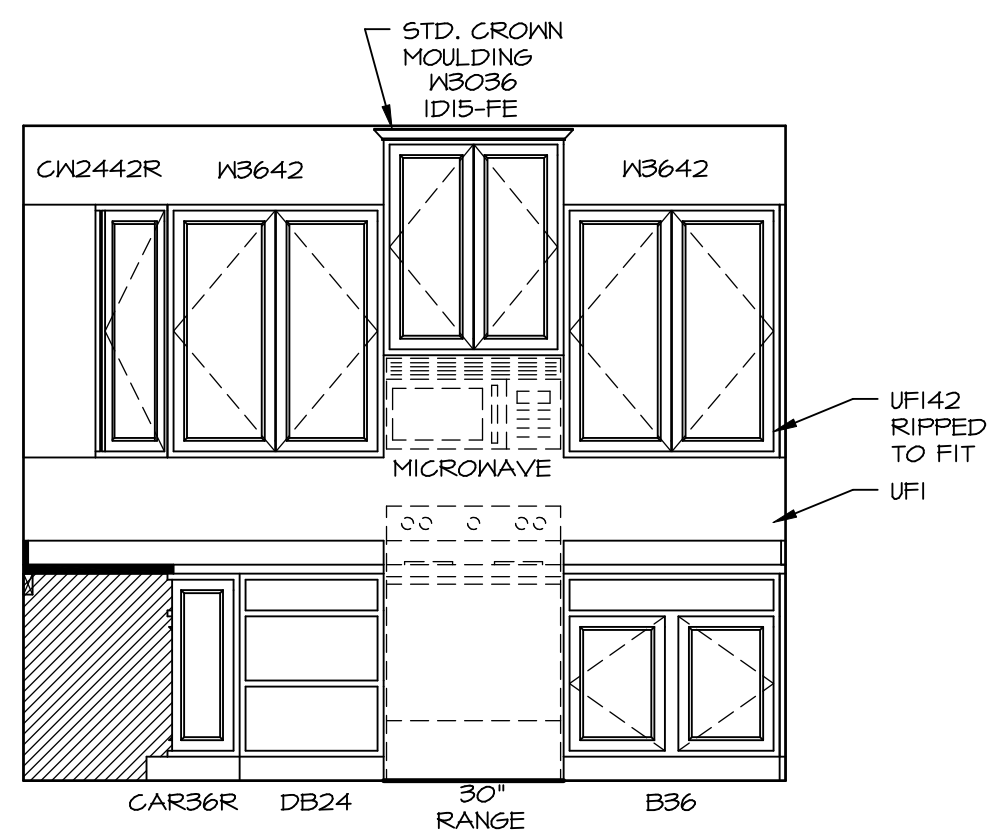
6 COUNTERTOP PLAN - KT-3215
 SCALE: 3/8" = 1'-0"
 GOURMET KITCHEN ISLAND "KFF"



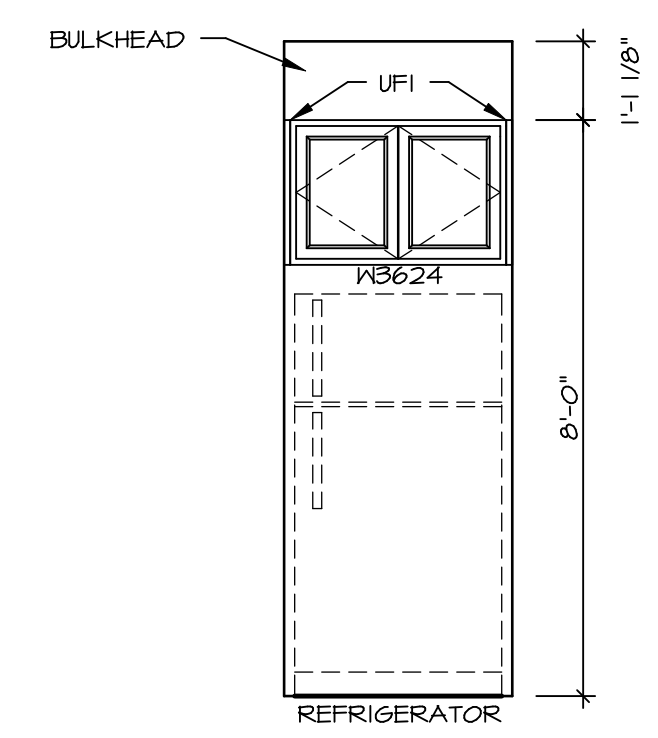
3 KITCHEN CABINET PLAN - KC-3215
 SCALE: 3/8" = 1'-0"
 GOURMET KITCHEN ISLAND "KFF"



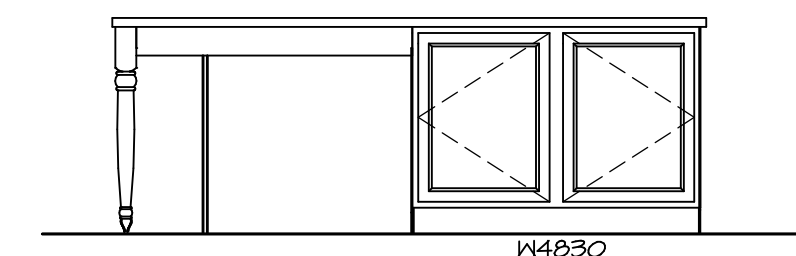
A KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



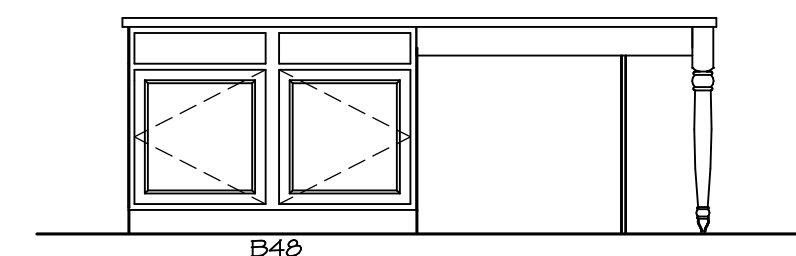
B KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



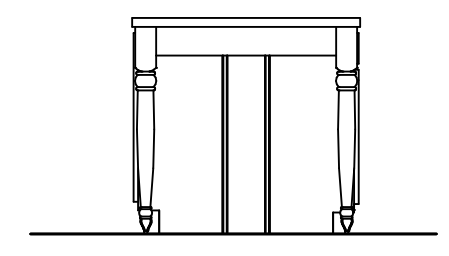
C KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



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



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



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

REV. NO.	DATE	REMARKS
1	01/24/17	TRV - STANDARD DETAILS 3.0

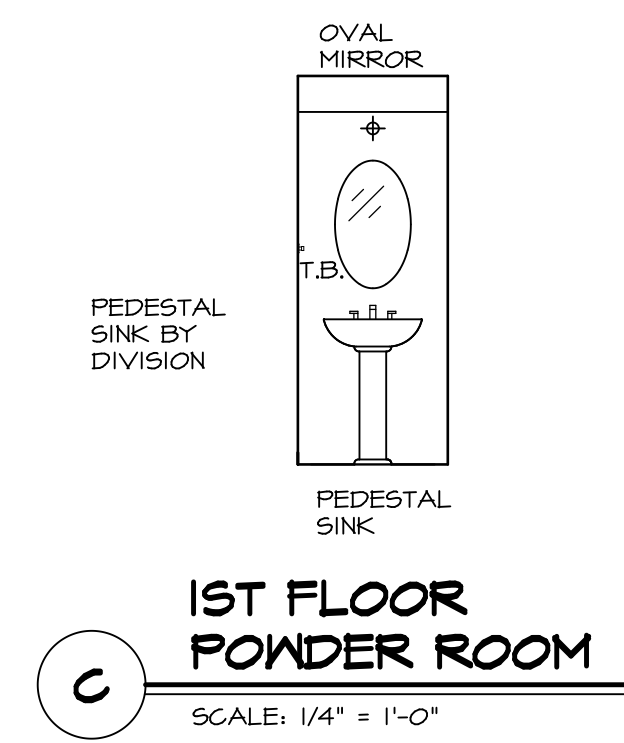
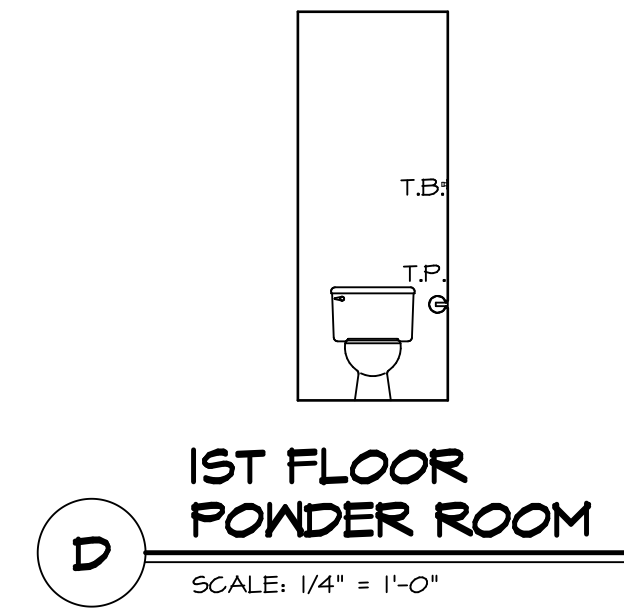
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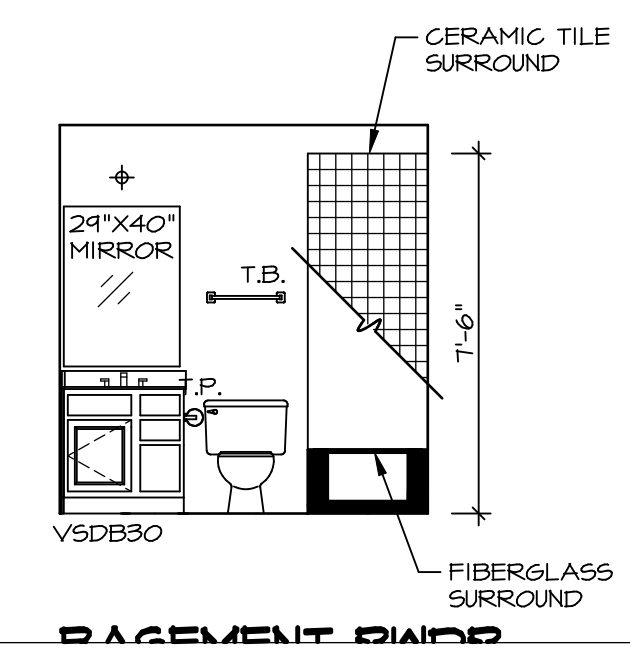
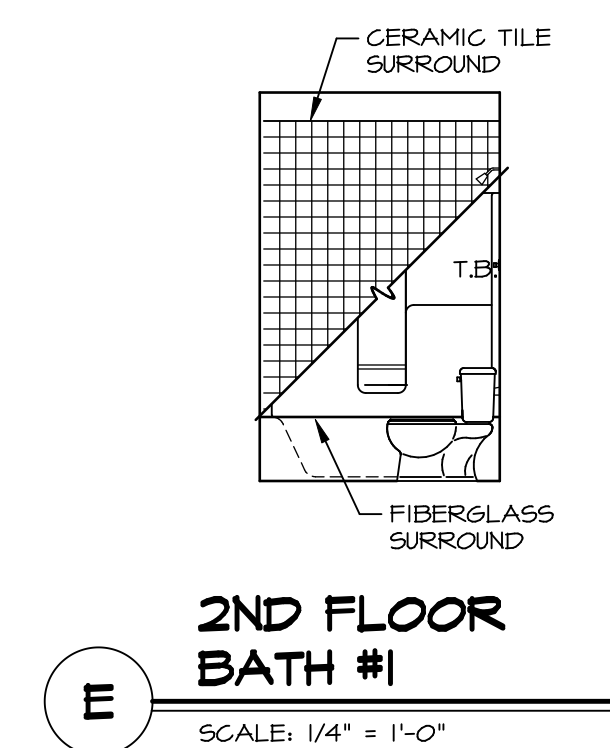
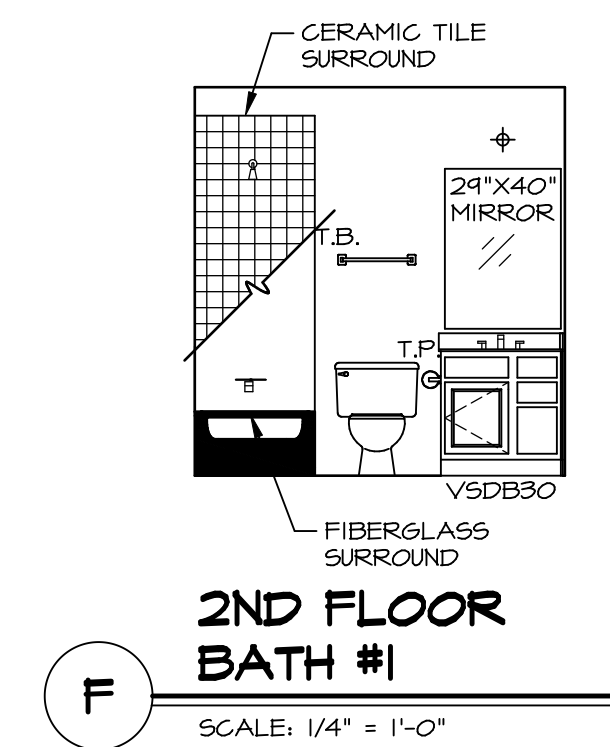
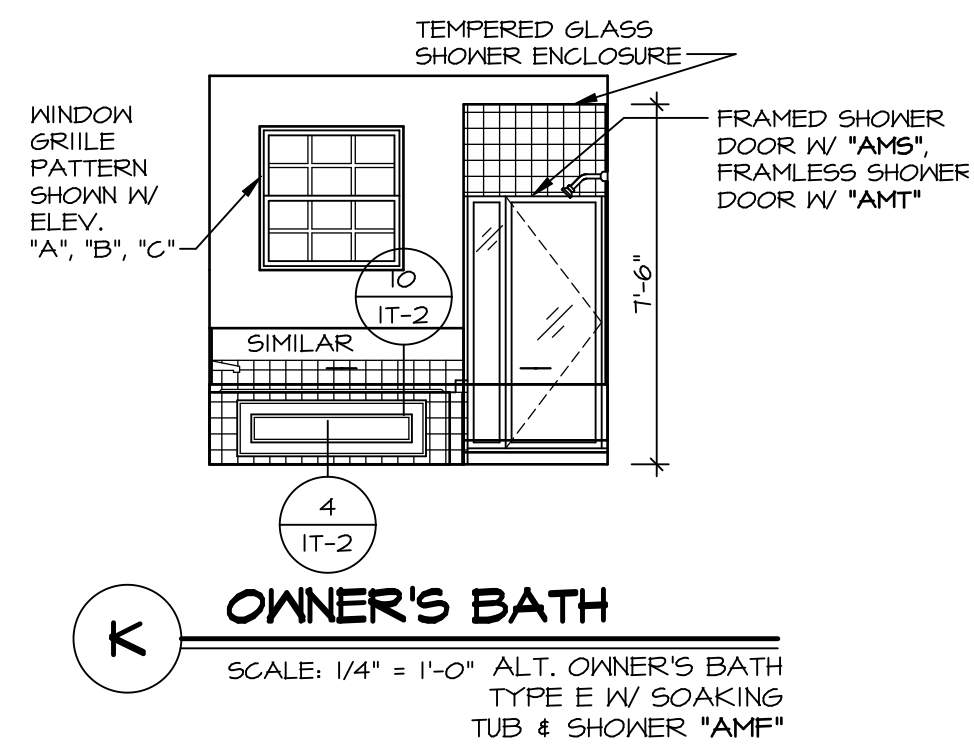
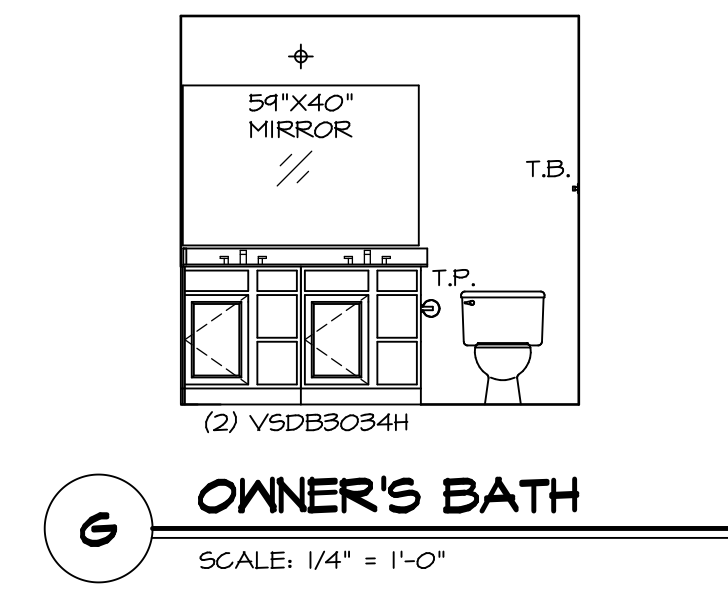
SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION
A-13	VENICE KITCHENS	VNCOO_06	06		3/18/2015	
58						

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.

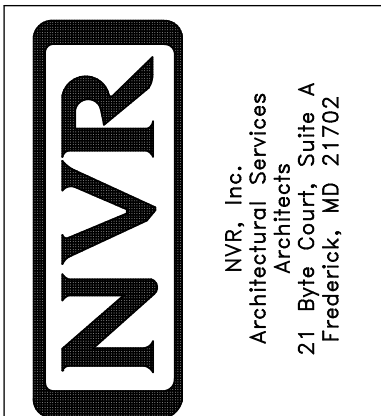


NOTE:
BATH ELEVATIONS
ARE SHOWN PER PLAN.



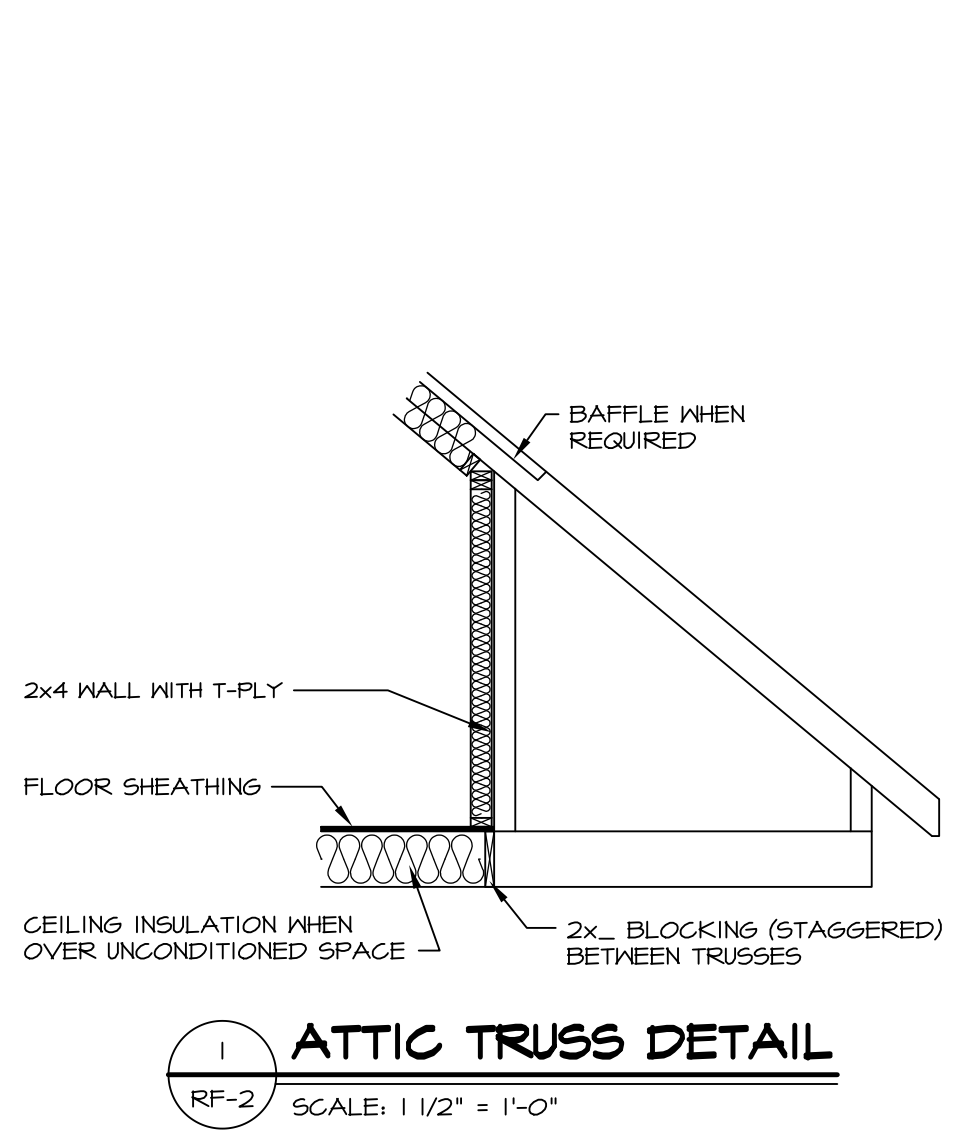
REV. NO.	DATE	REMARKS
1	08/05/16	TM - DRAWING ALIGNMENT
2	01/24/17	TRV - STANDARD DETAILS 5.0

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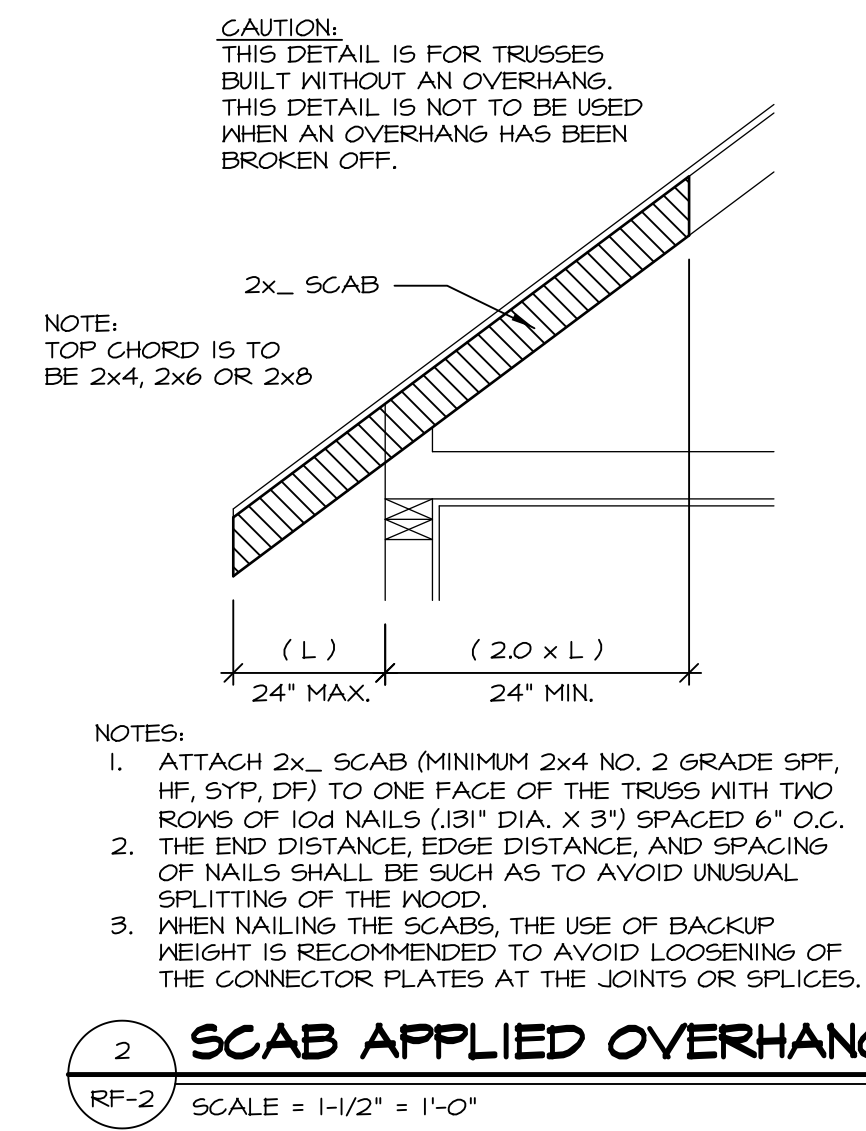


SET NO. VNC00	VERSION 06
DRAWN BY	DATE: 3/18/2015
OPTION	

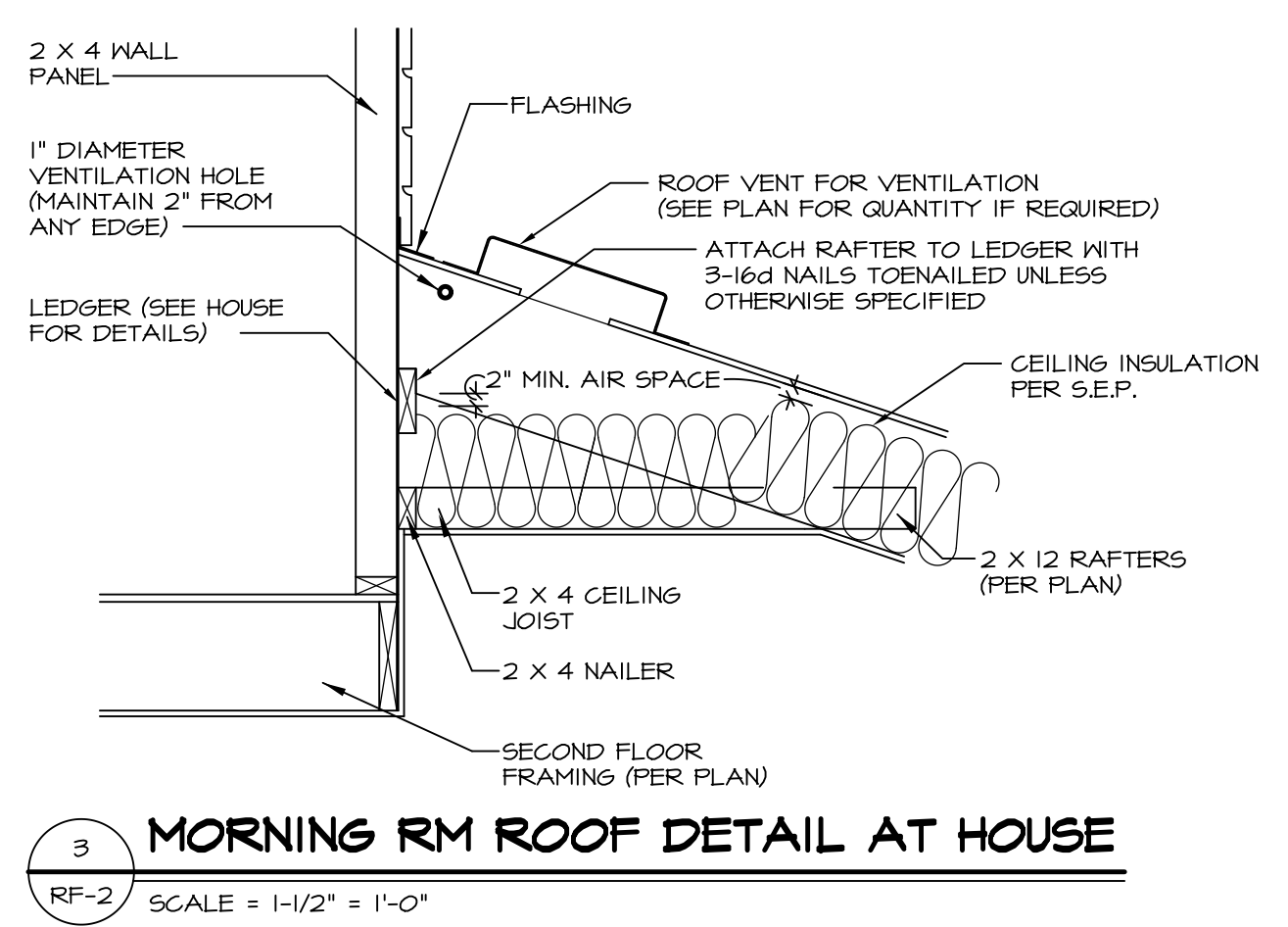
MODEL VENICE	DRAWING TITLE BATH ELEVATIONS
SHEET NO. A-14	OPTION DESCRIPTION
	62



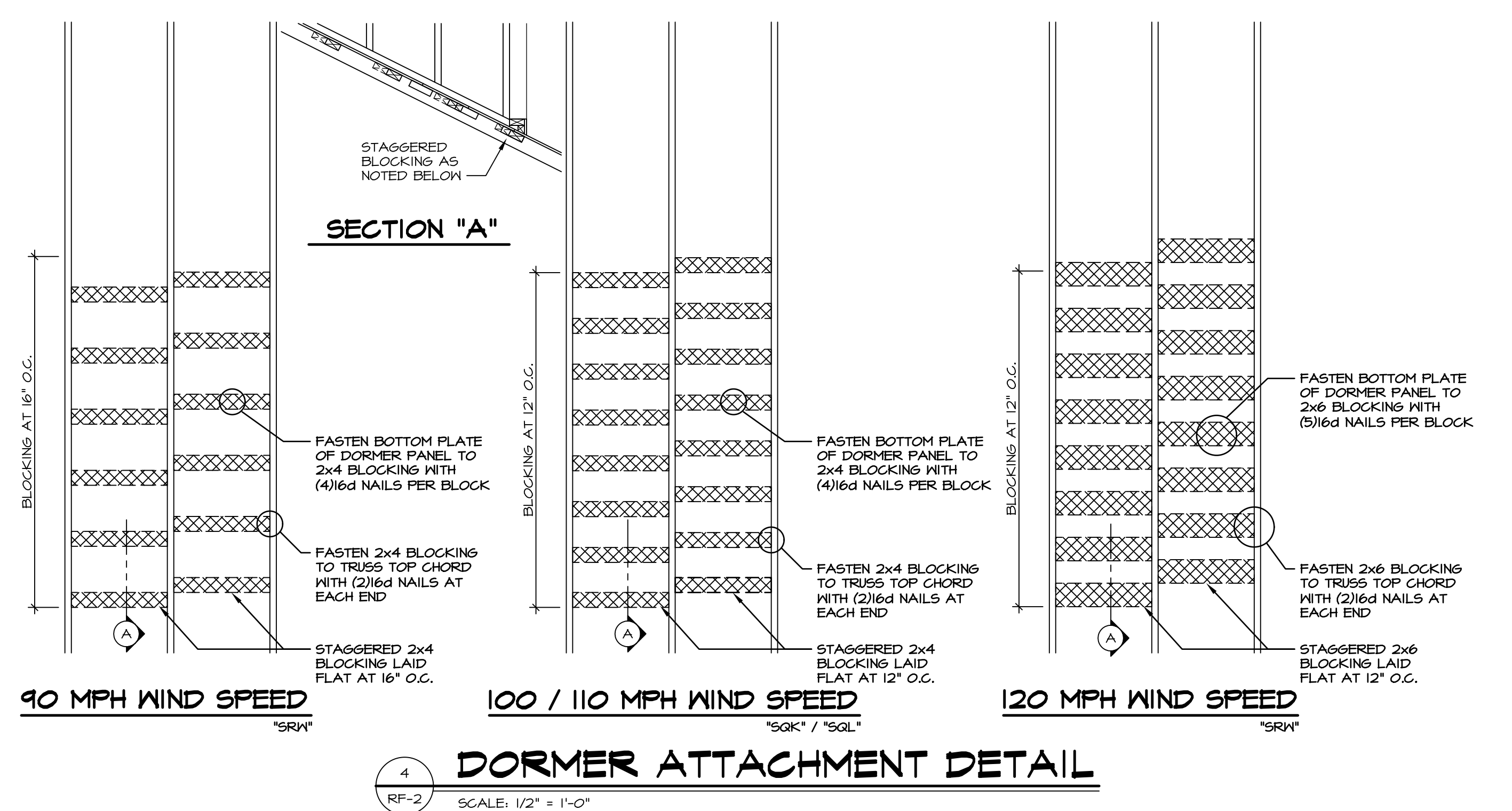
1 ATTIC TRUSS DETAIL
RF-2 SCALE: 1 1/2" = 1'-0"



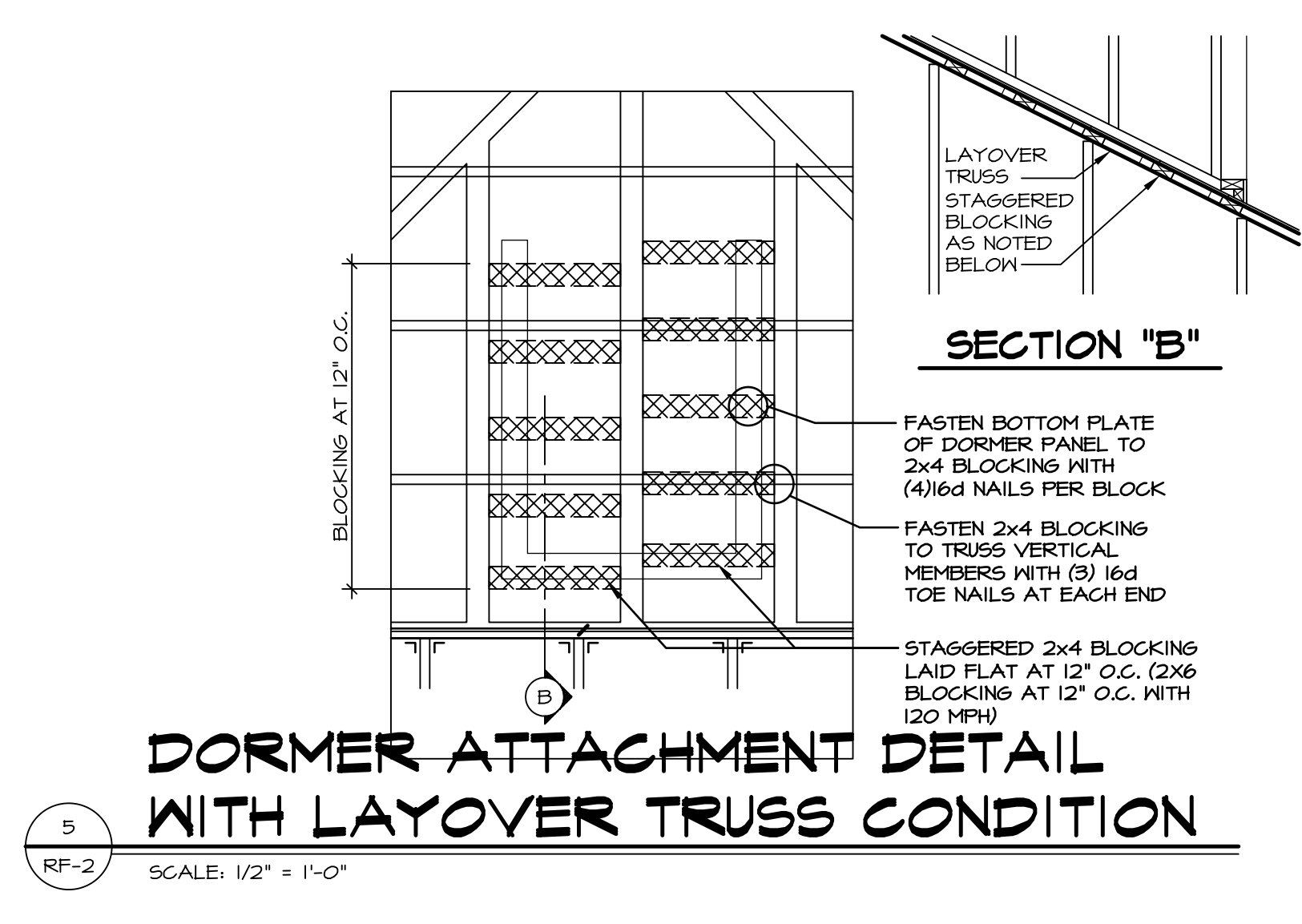
2 SCAB APPLIED OVERHANG
RF-2 SCALE: 1-1/2" = 1'-0"



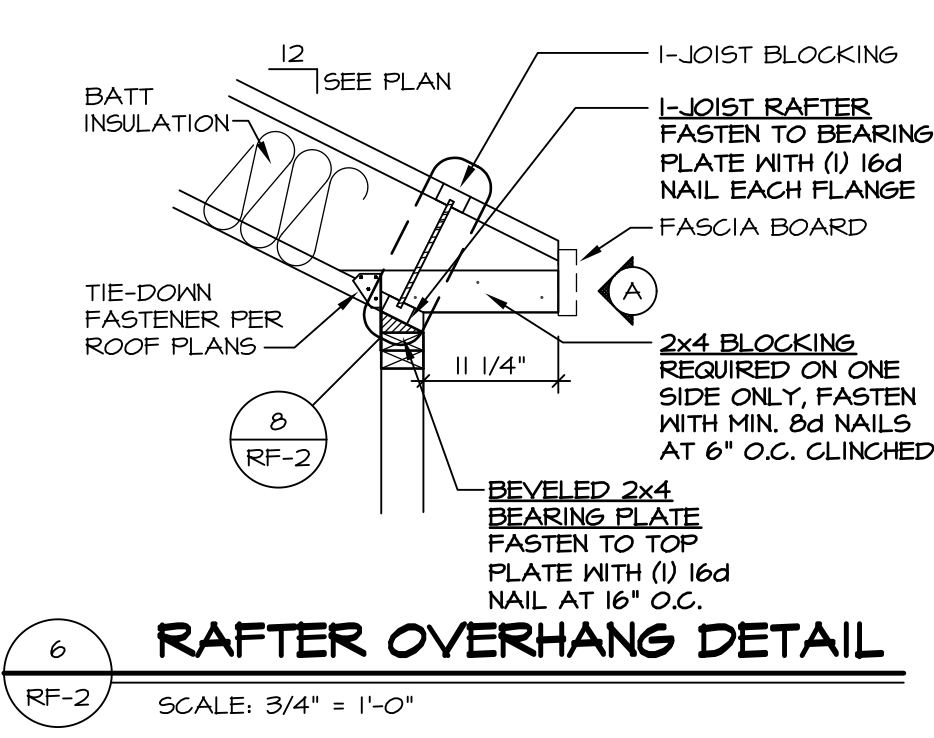
3 MORNING RM ROOF DETAIL AT HOUSE
RF-2 SCALE: 1-1/2" = 1'-0"



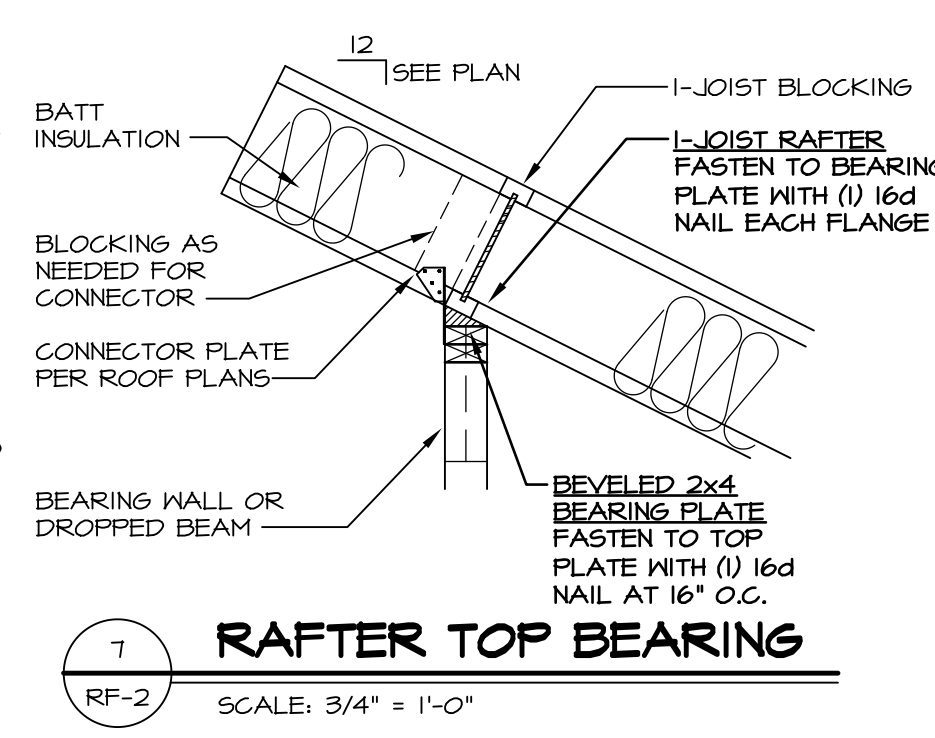
4 DORMER ATTACHMENT DETAIL
RF-2 SCALE: 1/2" = 1'-0"



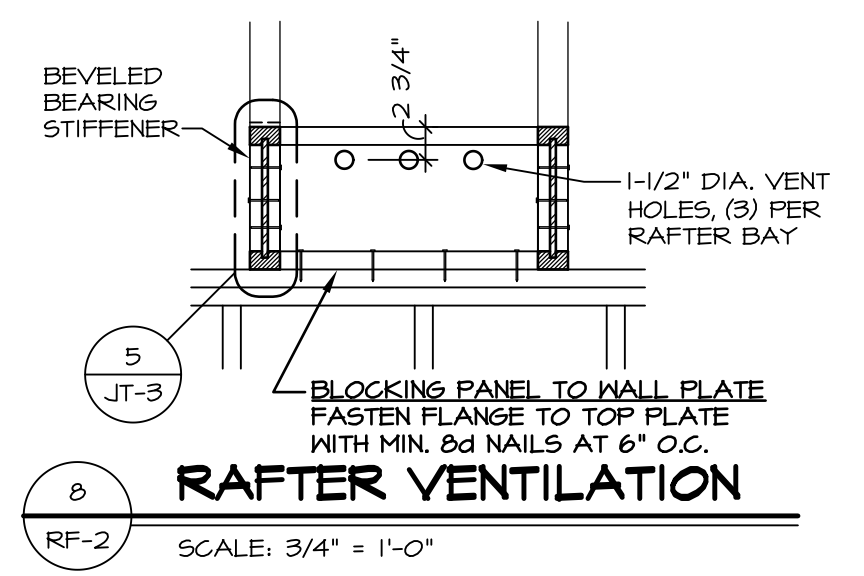
5 DORMER ATTACHMENT DETAIL WITH LAYOVER TRUSS CONDITION
RF-2 SCALE: 1/2" = 1'-0"



6 RAFTER OVERHANG DETAIL
RF-2 SCALE: 3/4" = 1'-0"

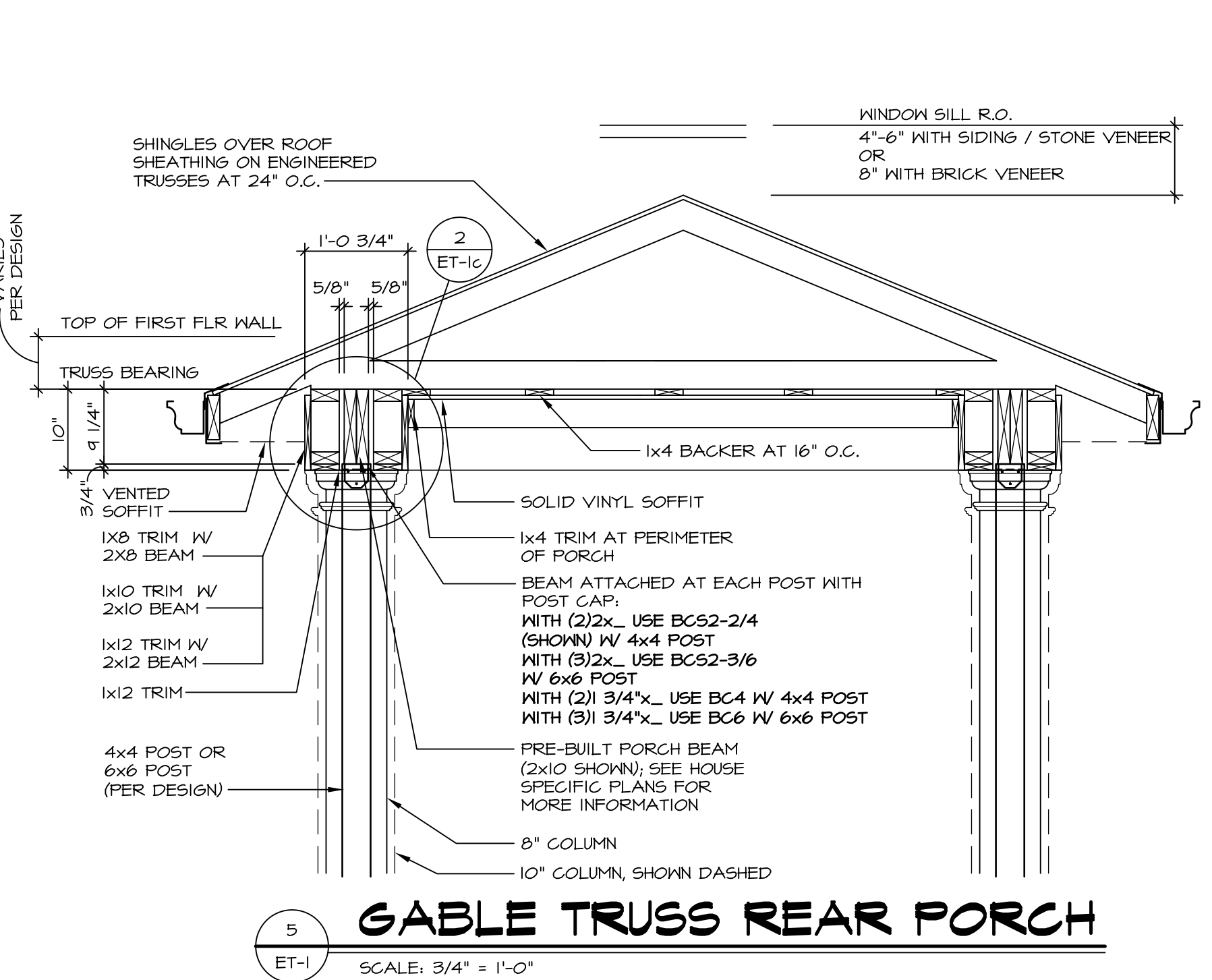
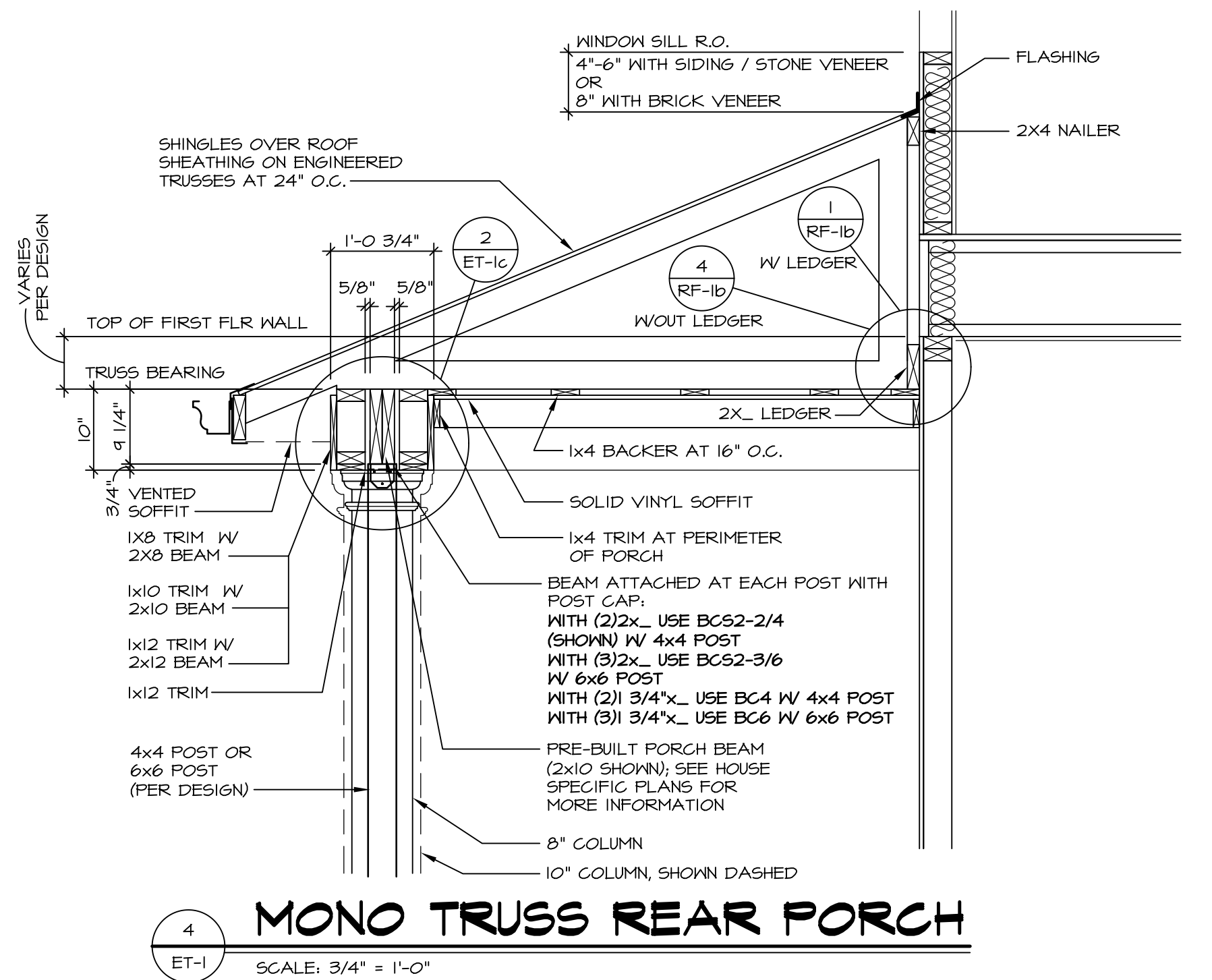
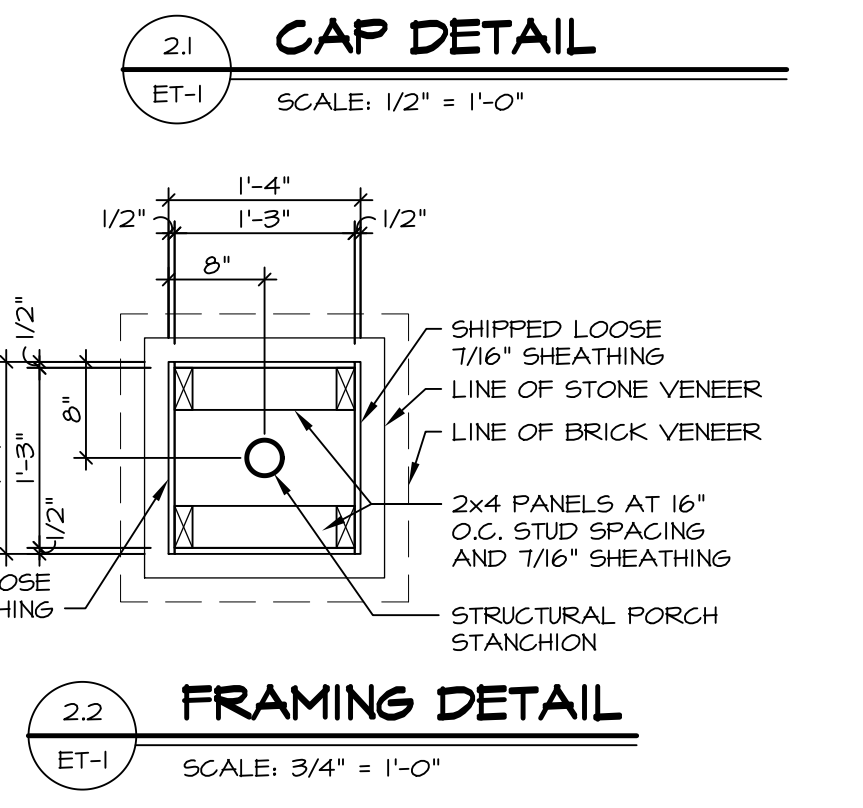
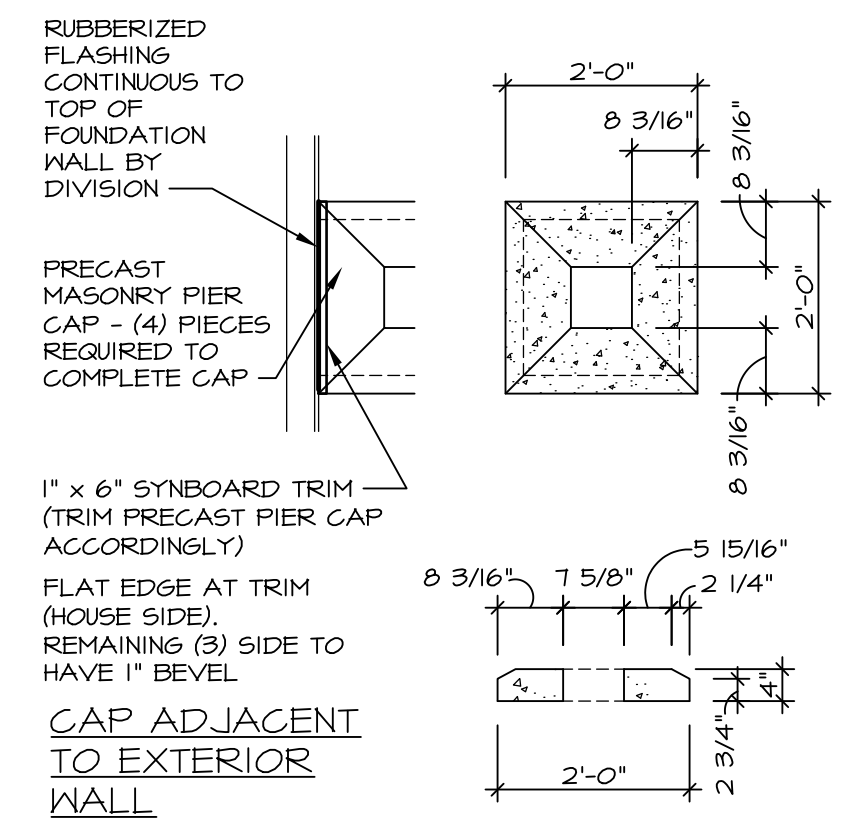
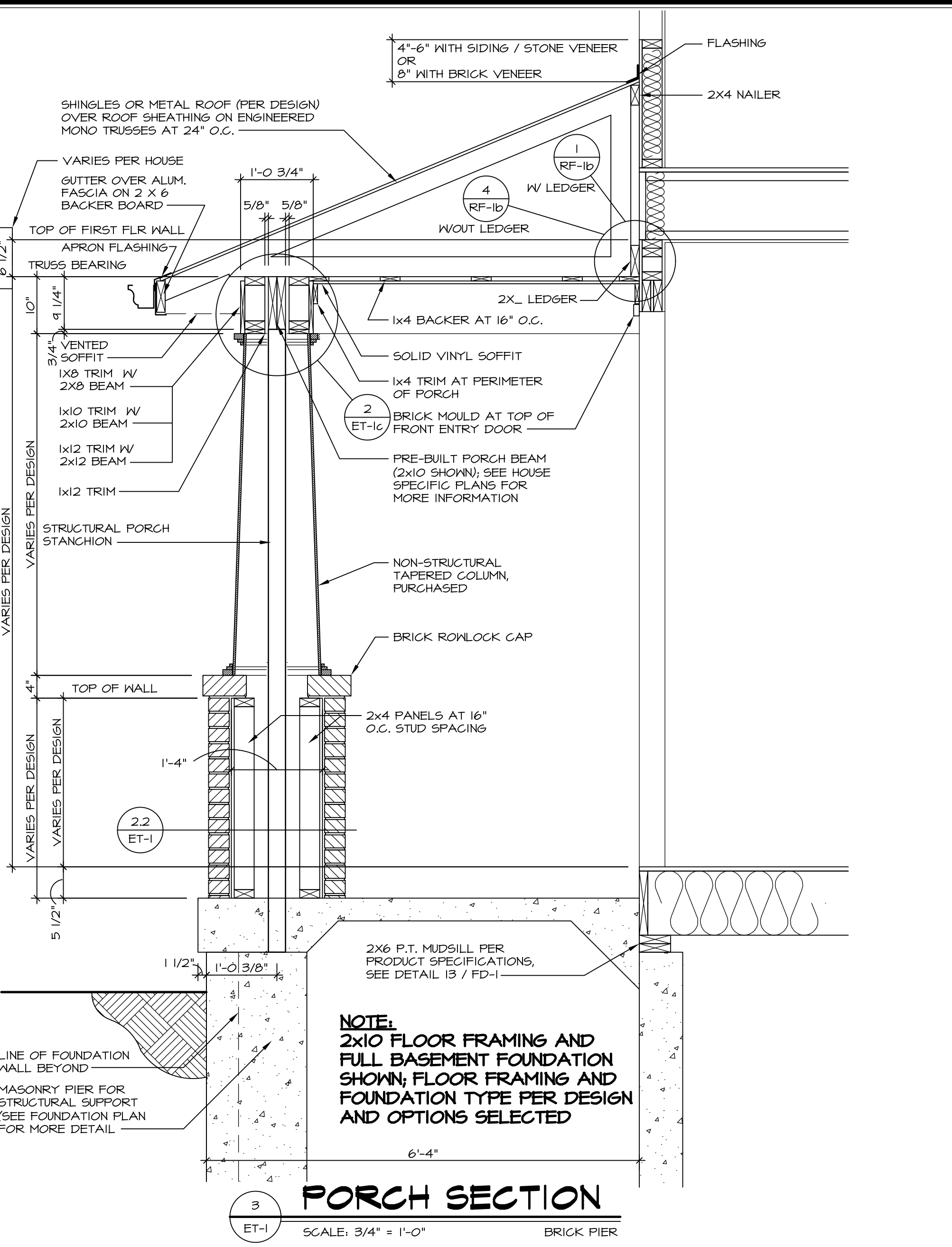
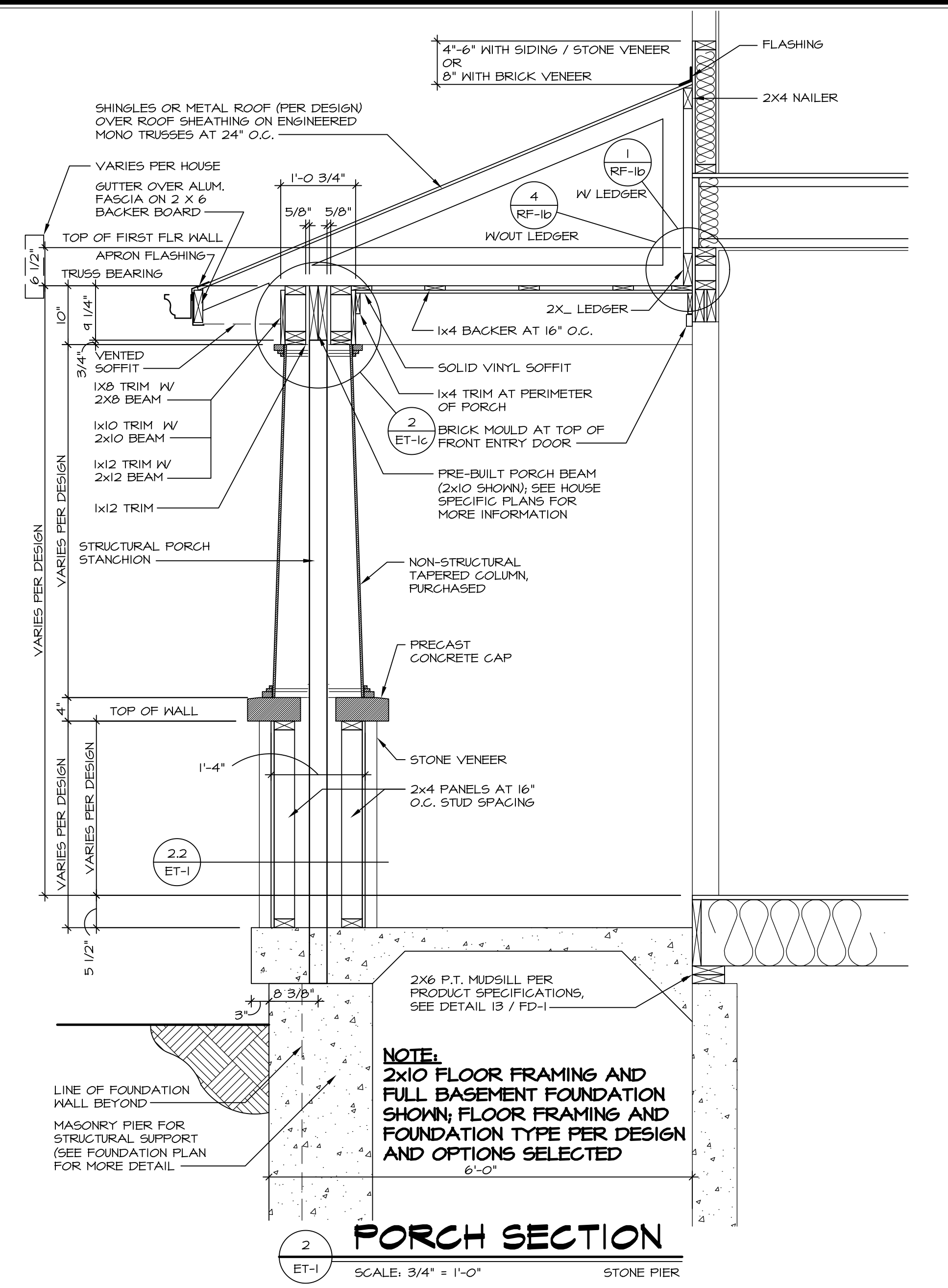
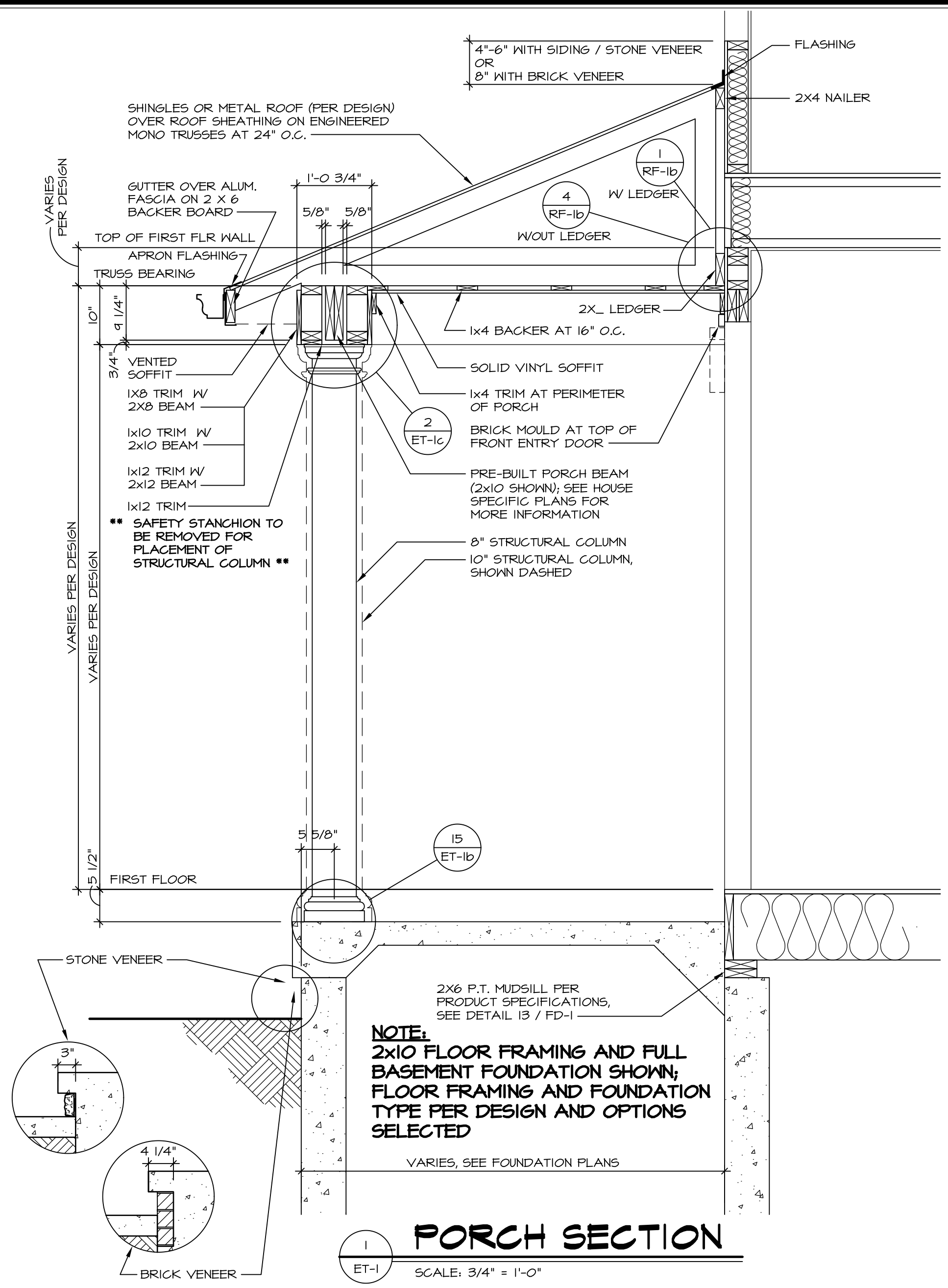


7 RAFTER TOP BEARING
RF-2 SCALE: 3/4" = 1'-0"



8 RAFTER VENTILATION
RF-2 SCALE: 3/4" = 1'-0"

SHEET NO. RF-2	MODEL STANDARD DETAILS	SET NO. NVR	REVISION	DATE	OPTION
	DRAWING TITLE ROOF DETAILS	DRAWN BY	DATE	OPTION	
	SPECIAL FRAMING				
	OPTION DESCRIPTION				
<p>REMARKS</p> <p>REV. NO. DATE</p>					
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<p>NVR Inc. Architectural Services 100 5285 West Ashburne Suite Frederick, MD 21703</p>					



REV. NO.	DATE	REMARKS
1	12/9/16	EHS - REMOVED 2 X 12 TRIM NOTES ON PORCH SECTIONS (PER REQUEST #9591)
2	7/6/17	GAE - PORCH SAFETY STANCHION TO VARY PER DESIGN
3	10/31/17	CGB - REVISED DIMENSIONS TO VARY PER DESIGN
4	11/21/17	CGB - ADDED NOTES FOR 2x8 BEAMS
5	1/11/18	CGB - REVISED DETAIL BUBBLES AT THE LEGERS
6	2/14/18	CGB - ADDED DETAILS 4 AND 5 FOR REAR PORCHES
7	2/20/18	CGB - REVISED TITLES FOR DETAILS 4 AND 5

SET NO. NVR
VERSION
DRAWN BY
DATE:
OPTION

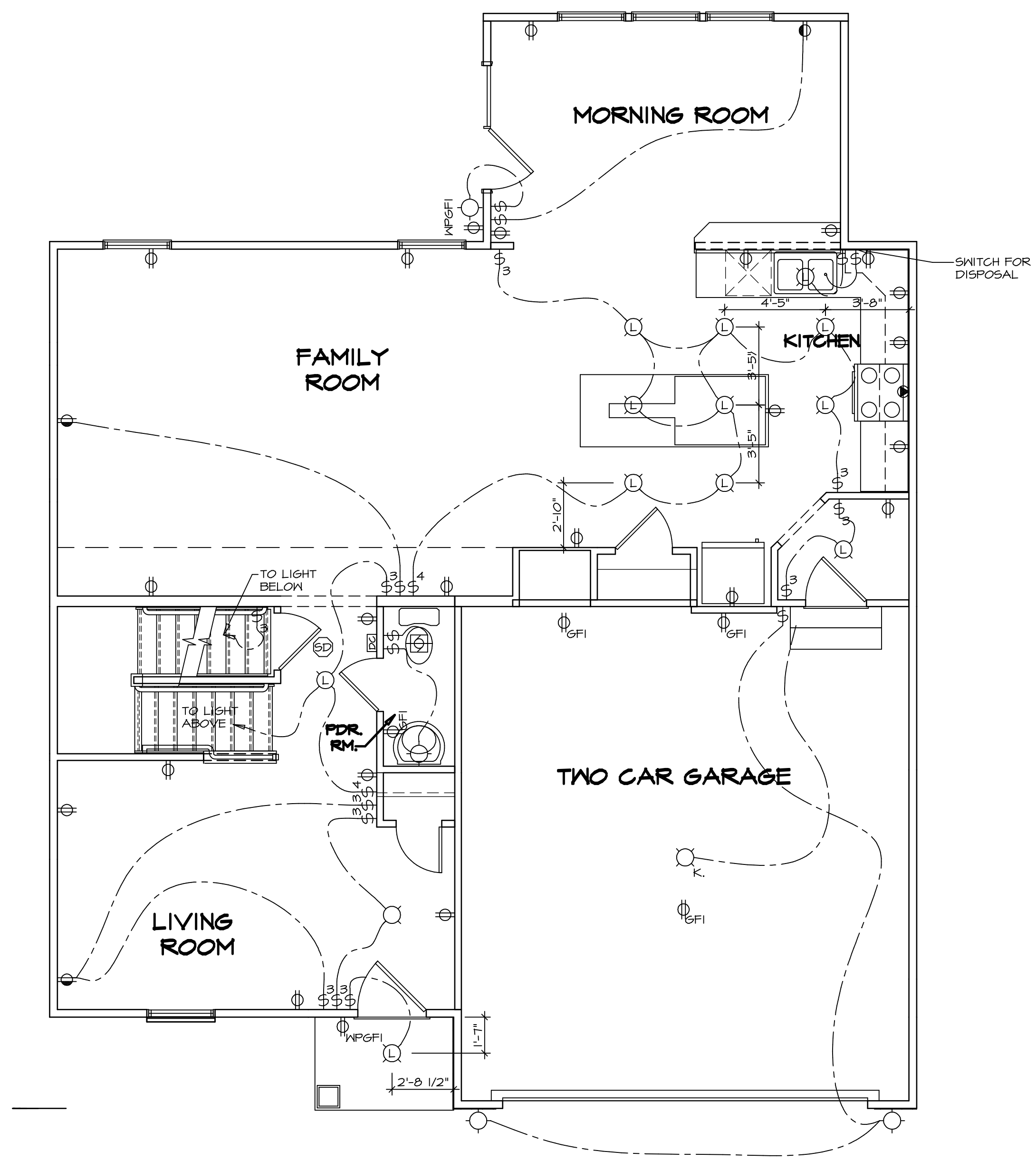
MODEL STANDARD DETAILS
DRAWING TITLE EXTERIOR TRIM
GENERAL DETAILS
OPTION DESCRIPTION

ET-1

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100
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Frederick, MD 21703

J:\Dwg\NVR\NVR-Exterior-Trim\ET1.dwg 04/27/18 - 1:24 pm



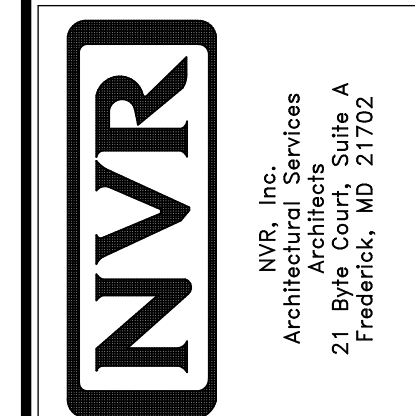
- NOTES:
1. ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.
 2. ALL KITCHEN, GARAGES, UNFINISHED BASEMENT, WETBARS, AND ALL OUTDOOR RECEPTACLES ARE TO BE GFI PROTECTED.
 3. PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACE.
 4. PROVIDE SWITCH W/ KEYLESS LIGHT AND GFI RECEPTACLE WHEN HVAC EQUIPMENT IS IN ATTIC SPACE.
 5. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL BEDROOM RECEPTACLES.
 6. WASHER ON LEFT, DRYER ON RIGHT (PER PLAN OR REVERSED).
 7. DRYER RECEPTACLE 110 W/ GAS OR 220 W/ ELECTRIC.

ELECTRICAL LEGEND

⊕	SINGLE POLE SWITCH
⊕ ₃	THREE WAY SWITCH
⊕ ₄	FOUR WAY SWITCH
⊕	DUPLEX RECEPTACLE
⊕ _{1/2}	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
⊕ _F	DUPLEX RECEPTACLE - FLOOR MOUNTED
⊕ _{220V}	RECEPTACLE - 220V
⊕ _{USB}	DUPLEX RECEPTACLE - USB
⊕ _{GFI}	DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT
⊕ _{WPGFI}	DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT
⊕ _{SD}	SMOKE DETECTOR - WIRED IN SERIES
⊕ _{CM}	CARBON MONOXIDE DETECTOR
⊕ _{EF}	EXHAUST FAN MOTOR
⊕ _{EF/L}	EXHAUST FAN MOTOR WITH LIGHT
⊕ _{TV}	TELEVISION RECEPTACLE
⊕ _{TEL}	TELEPHONE RECEPTACLE
⊕ _{DC}	DOOR CHIME
⊕ _{LM}	LIGHT FIXTURE - WALL MOUNTED
⊕ _{CL}	LIGHT FIXTURE - CEILING MOUNTED
⊕ _R	LIGHT FIXTURE - RECESSED
⊕ _{NP}	LIGHT FIXTURE - RECESSED WEATHER PROOF
⊕ _{CMLED}	LIGHT FIXTURE - CEILING MOUNTED LED
⊕ _H	LIGHT FIXTURE - HANGING
⊕ _P	LIGHT FIXTURE - PENDANT
⊕ _F	LIGHT FIXTURE - FLUORESCENT
⊕ _{UC}	LIGHT FIXTURE - UNDER CABINET LIGHT
⊕ _S	"S" = SMALL "M" = MEDIUM "L" = LARGE
⊕ _{PL}	PULLCHAIN LAMPHOLDER
⊕ _K	KEYLESS LAMPHOLDER

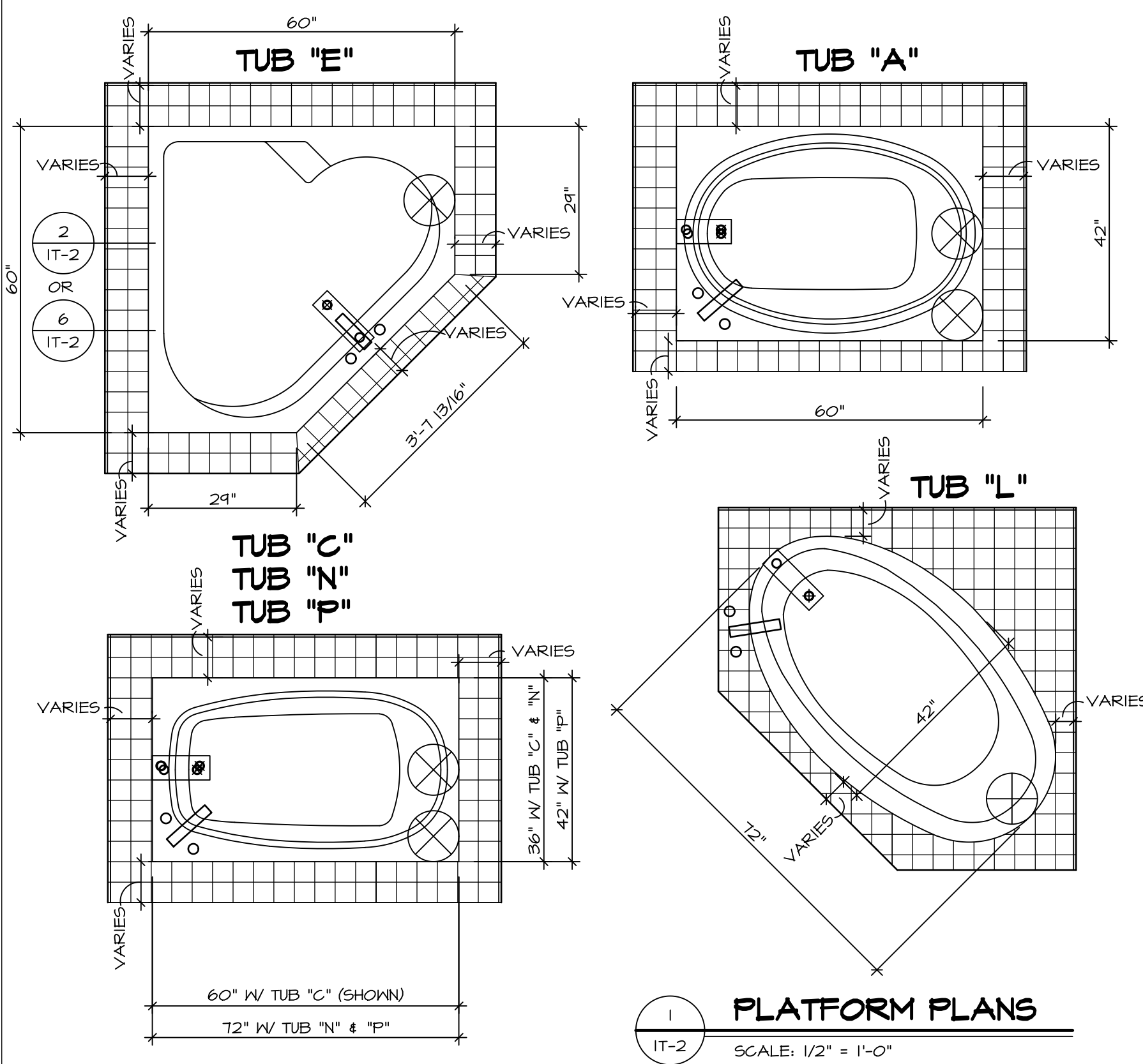
FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. E-2	MODEL VENICE	SET NO. VNCOO	DATE 3/18/2015	OPTION OPTION
	DRAWING TITLE FIRST FLOOR ELECTRICAL PLAN	VERSION 06	DRAWN BY	
	OPTION DESCRIPTION			
64				



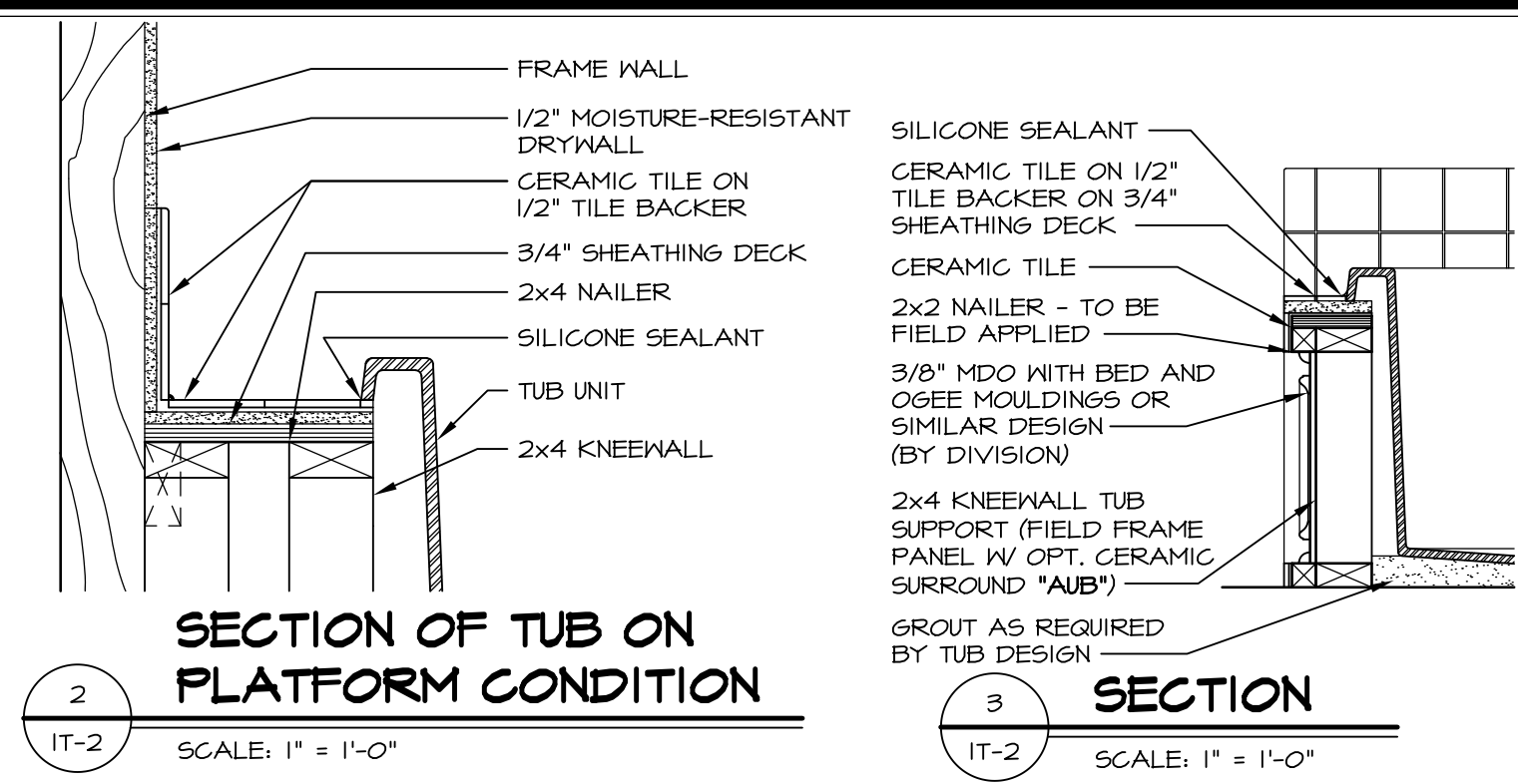
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REV. NO.	DATE	REMARKS
1	08/05/16	TM - DRAWING ALIGNMENT
2	01/24/17	TM - STANDARD DETAILS 3.0
3	6/22/17	SD - REMOVED GARAGE SERVICE DOOR

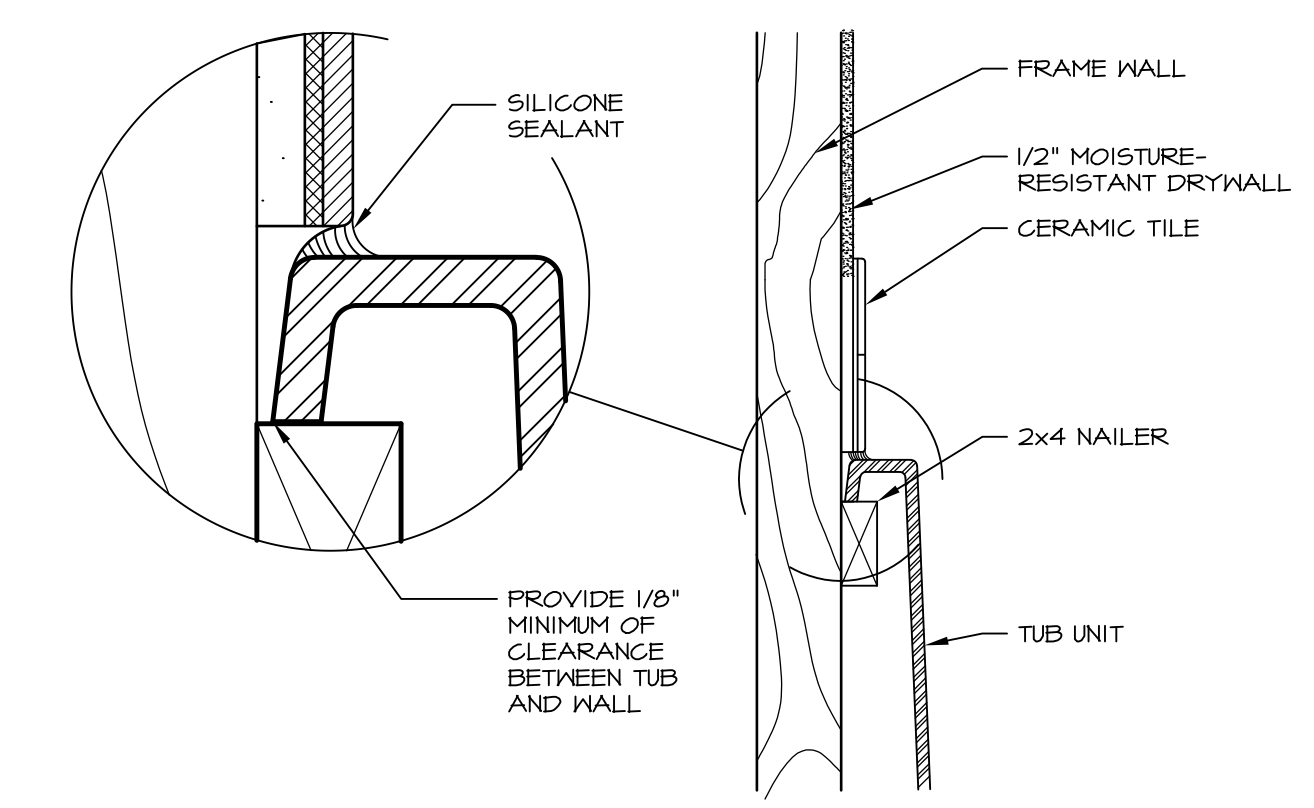


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

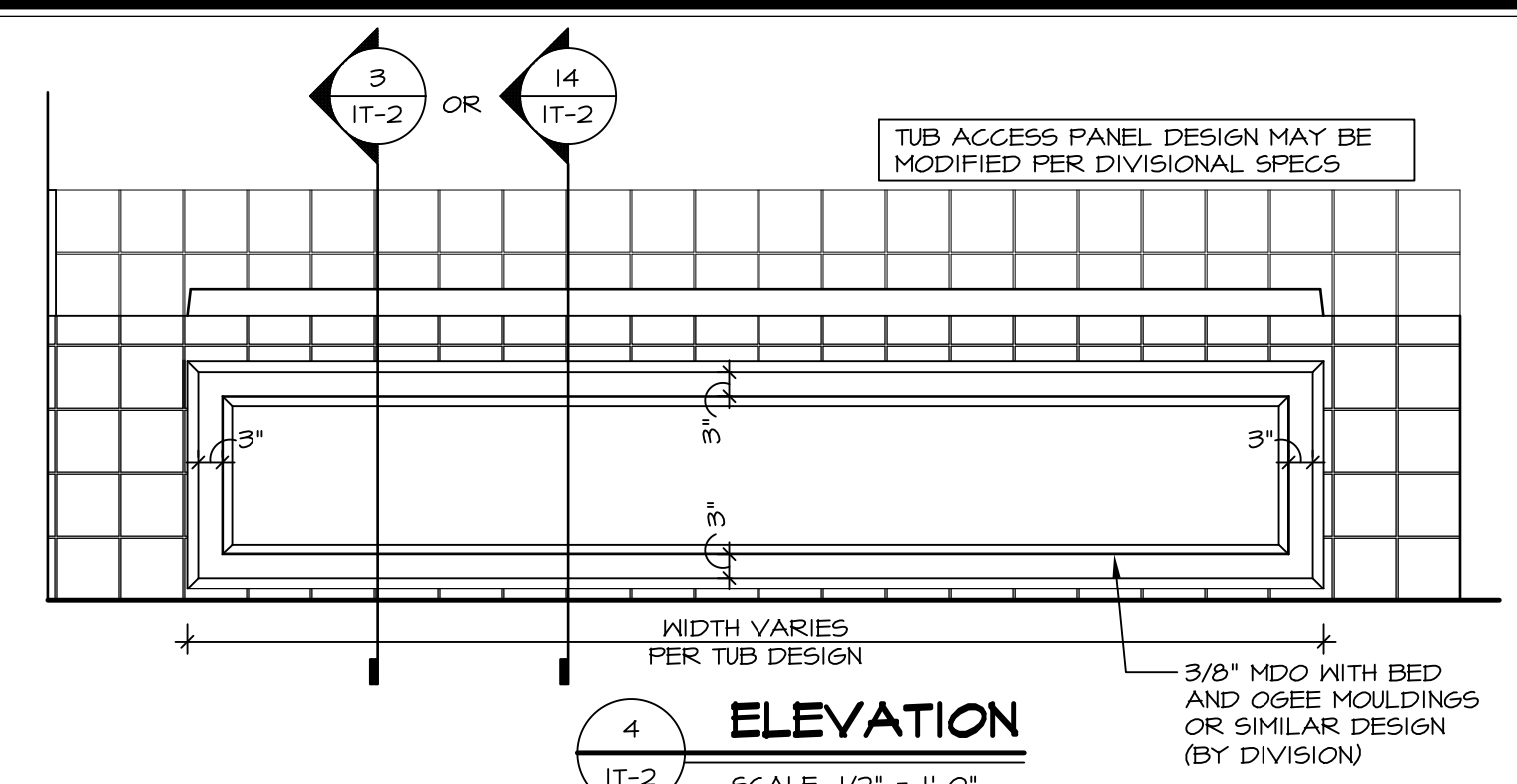
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/ STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/ STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/ STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/ STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/ STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/ STERLING	18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



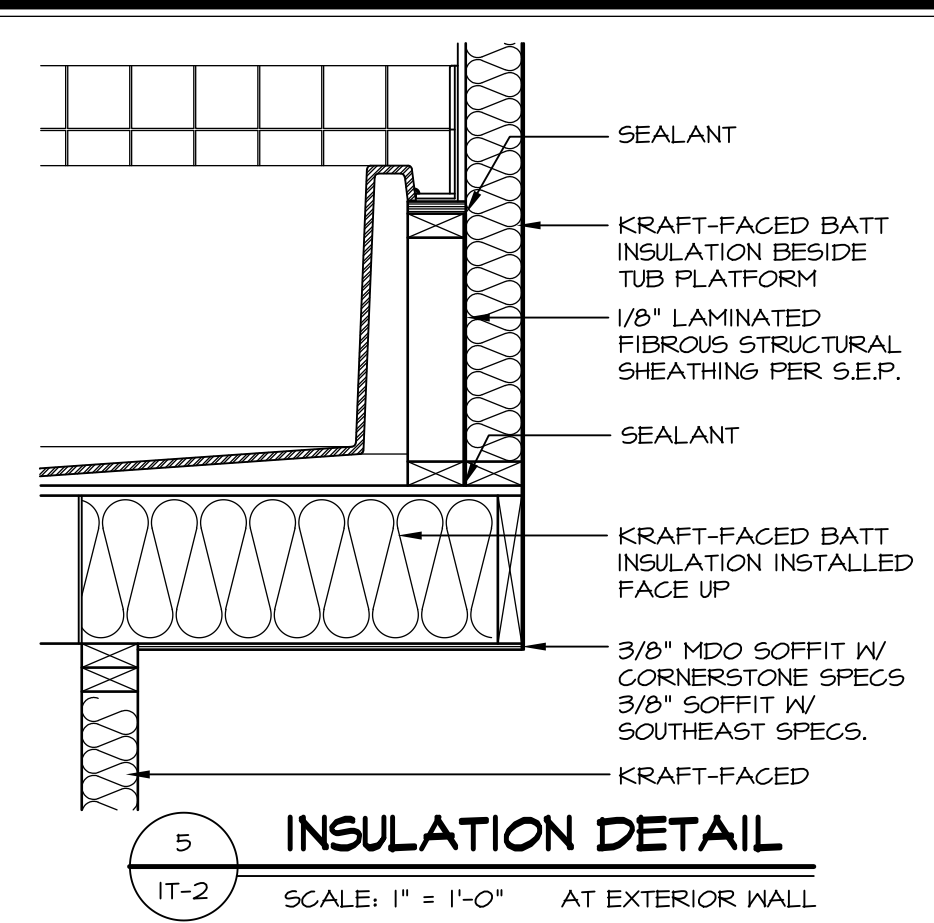
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



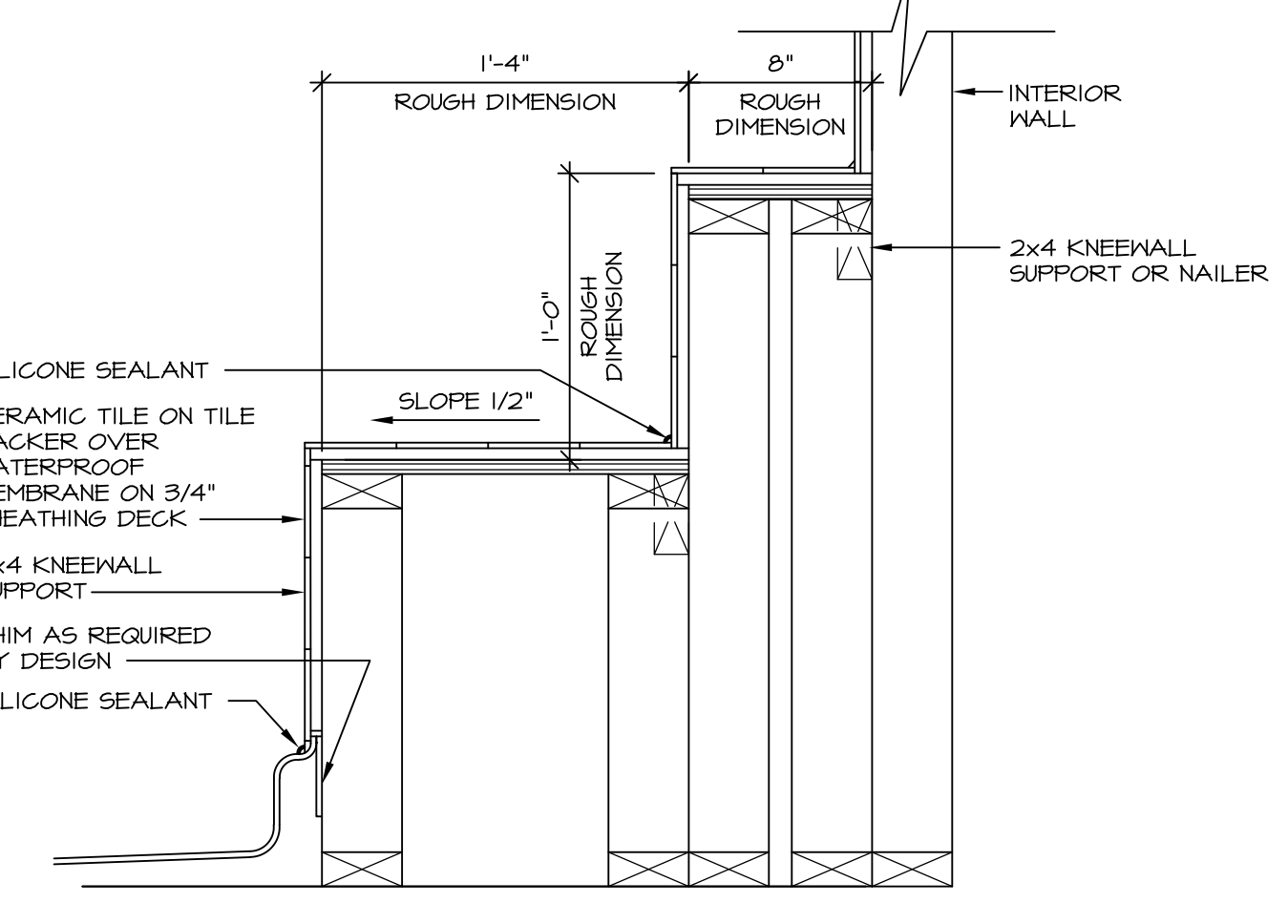
3 SECTION OF TUB TO WALL CONDITION
SCALE: 1" = 1'-0"



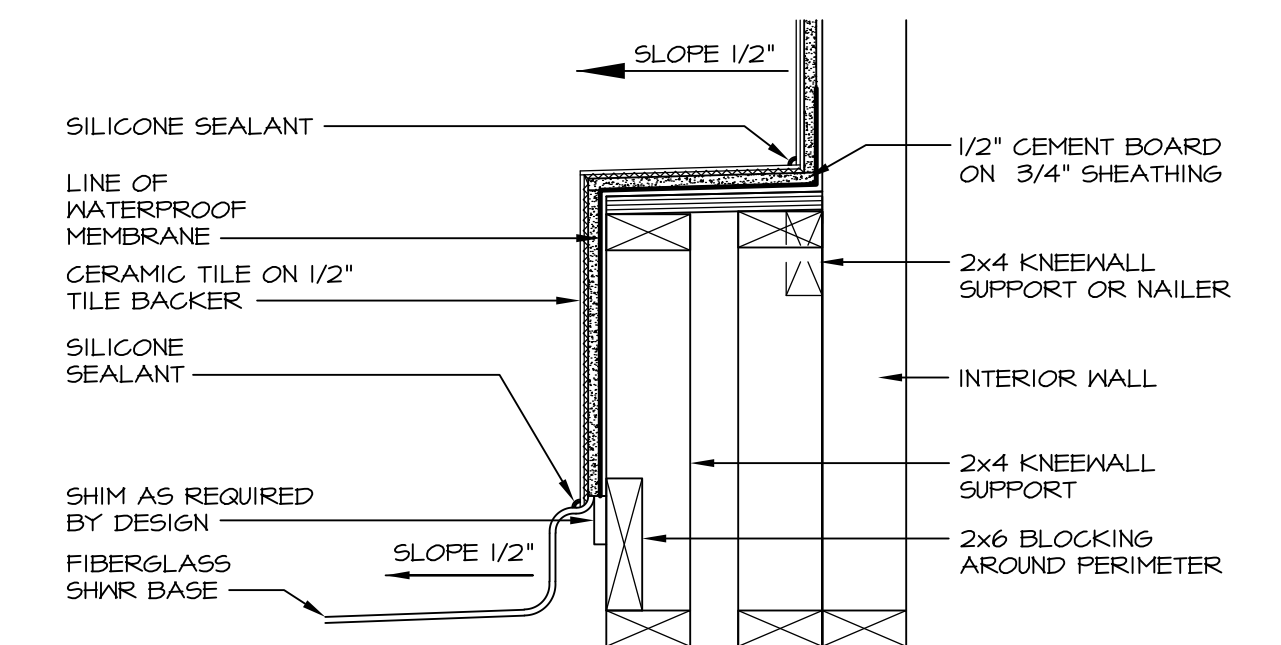
4 ELEVATION
SCALE: 1/2" = 1'-0"



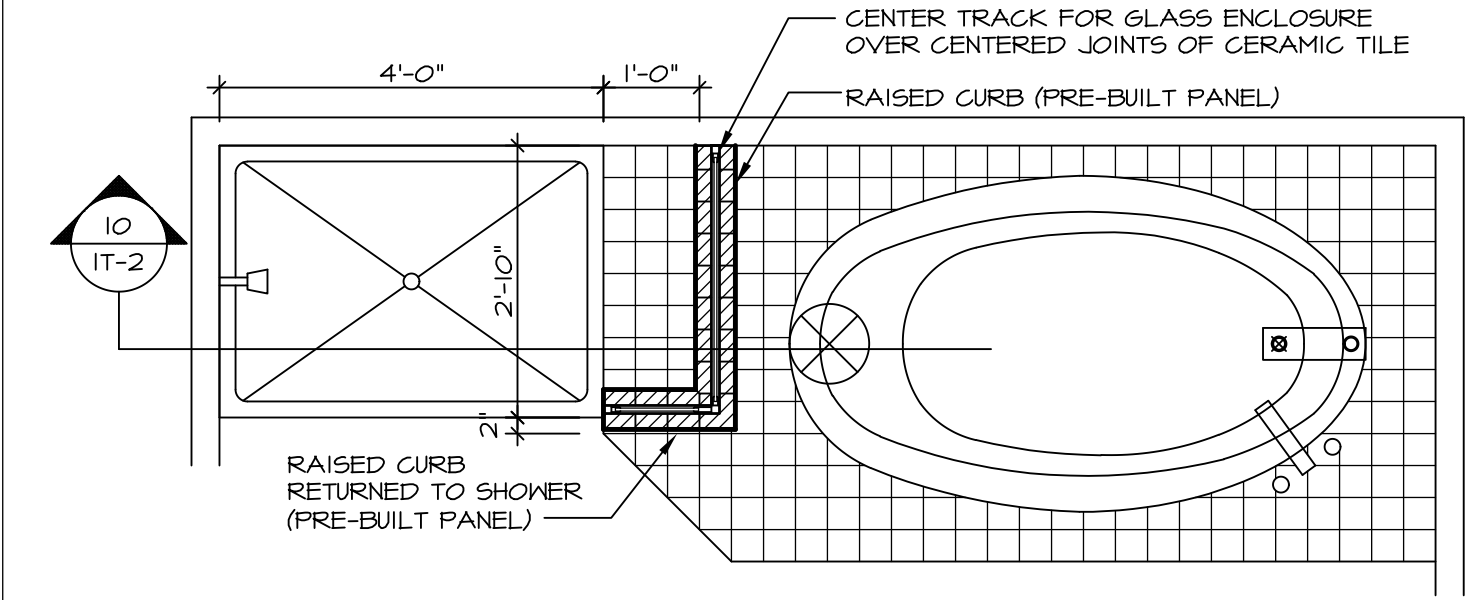
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



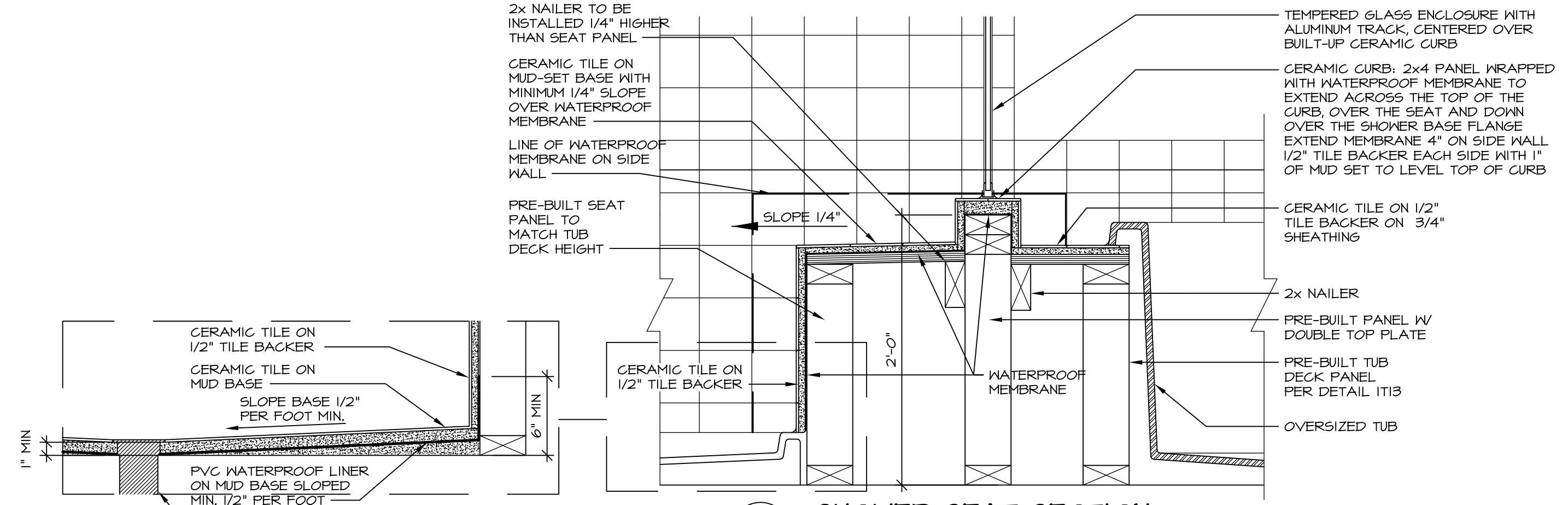
6 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1/2" = 1'-0"



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



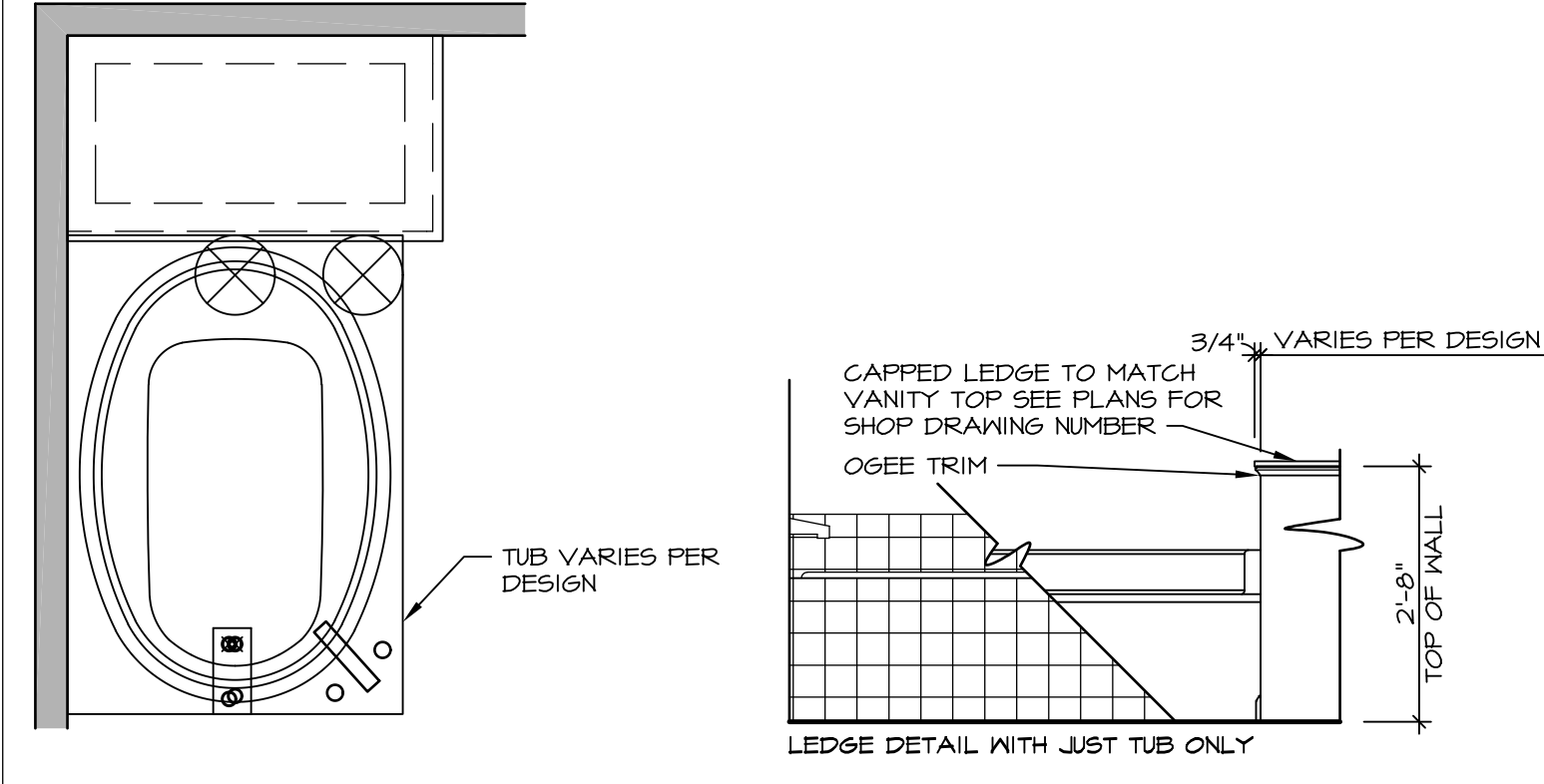
9 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



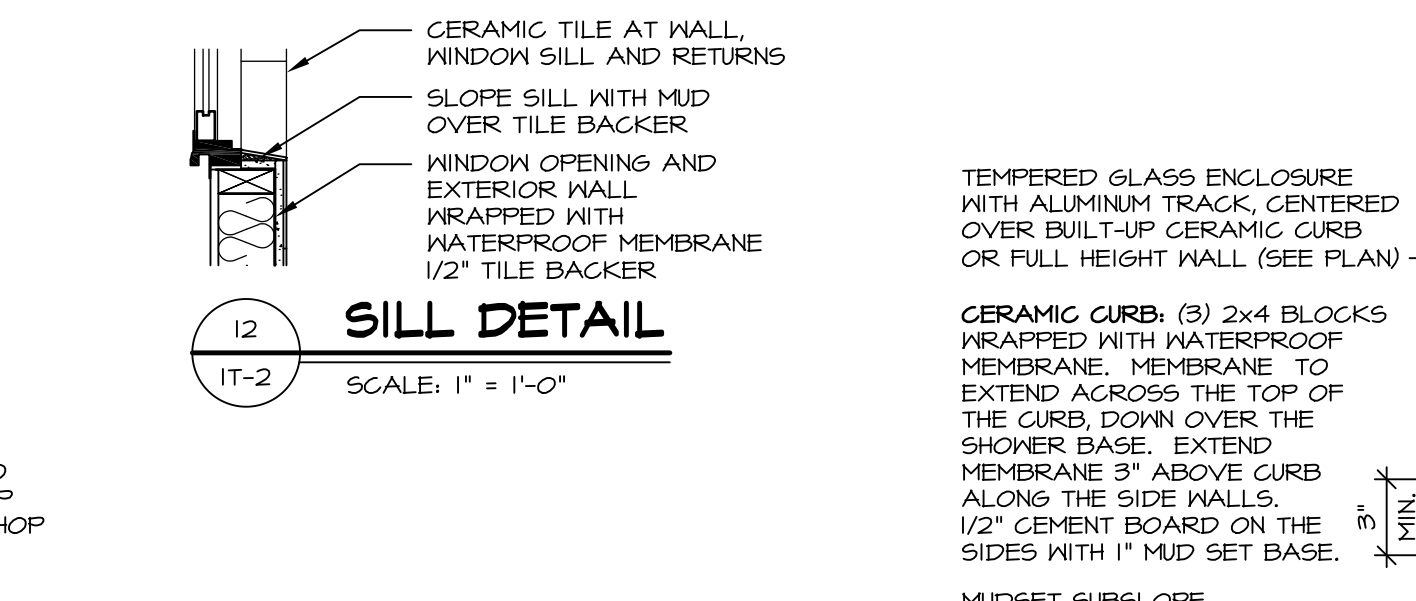
10 SHOWER SEAT SECTION
SCALE: 1/2" = 1'-0"



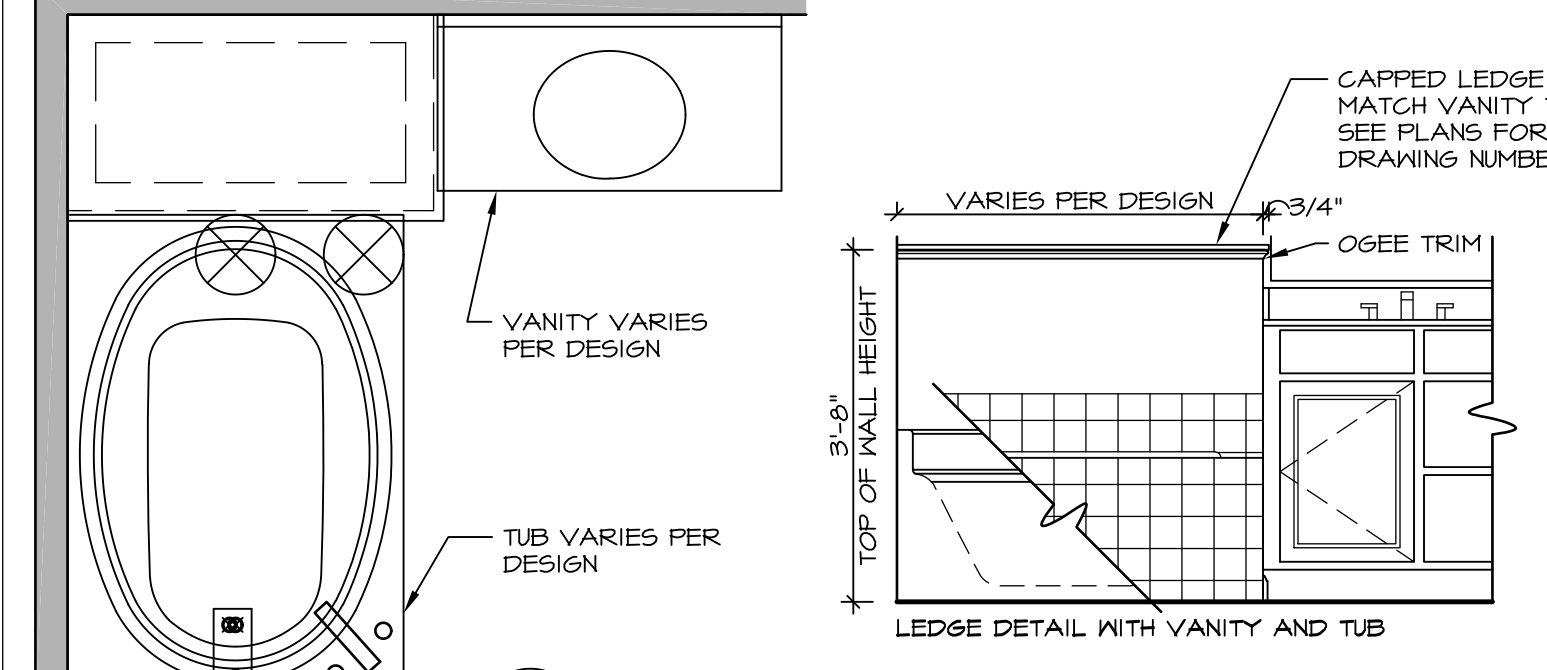
11 ALTERNATE SHOWER PAN DETAIL
SCALE: 1/2" = 1'-0"



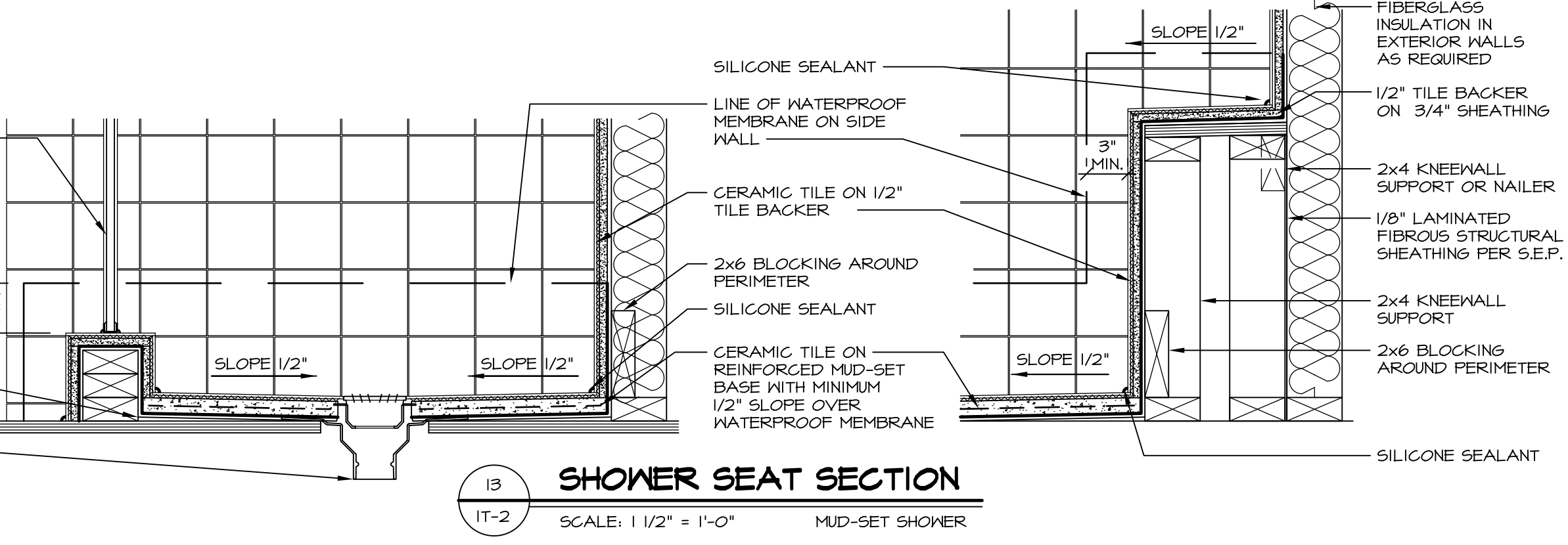
12 BATHROOM LEDGE DETAIL
SCALE: 1/2" = 1'-0"



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



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



15 SHOWER SEAT SECTION
SCALE: 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. (095 #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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Architectural Services
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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