

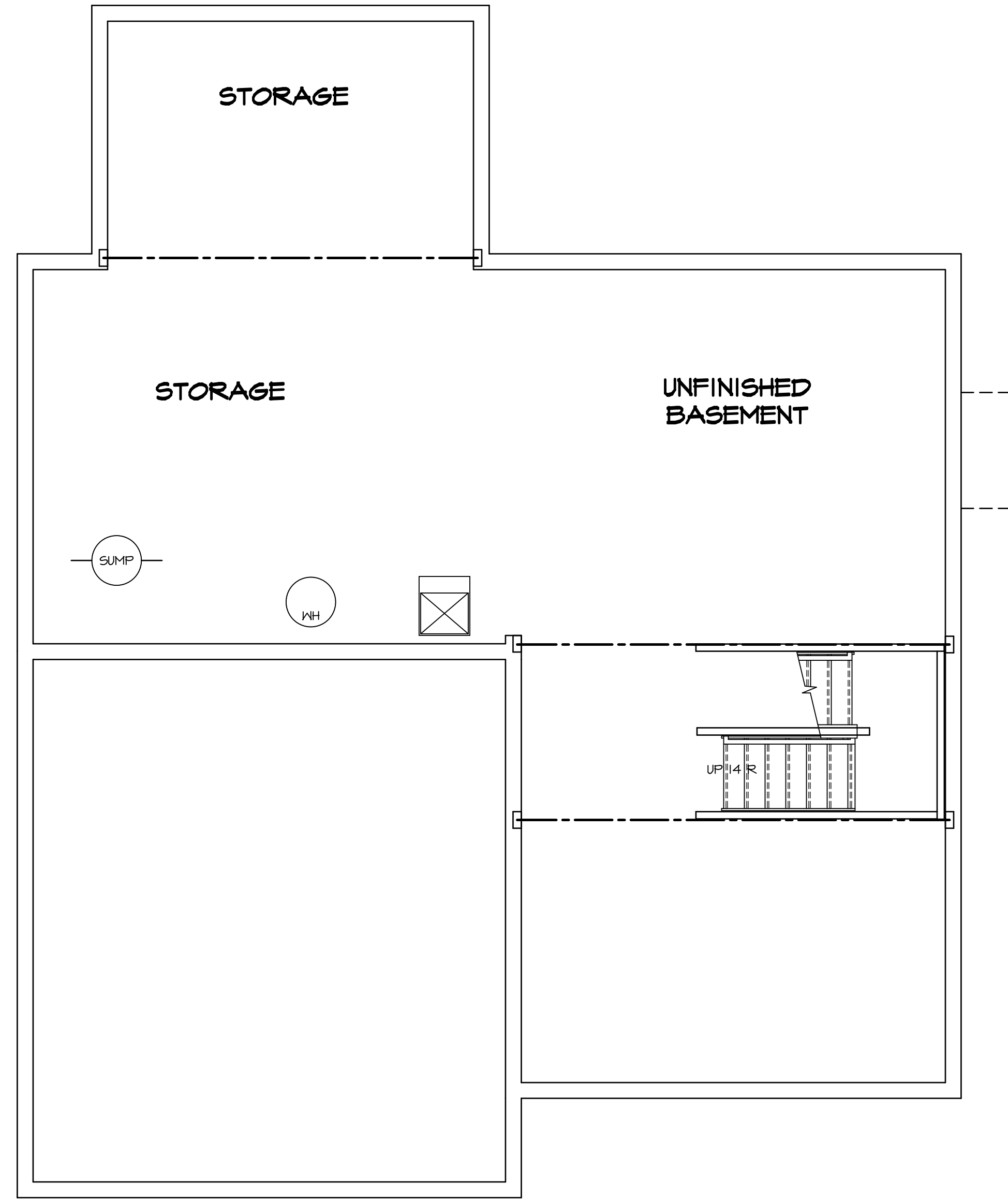
1 PLUMBING PLAN
 A-5 SCALE: 1/4" = 1'-0"

SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION
A-5	VENICE	VN000_06	06	BY	3/18/2015	OPTION
36	DRAWING TITLE	PLUMBING PLAN				
	OPTION DESCRIPTION					

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 NVR, Inc.
 Architectural Services
 Architects
 21 Park Plaza, Suite A
 Frederick, MD 21702

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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**
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 "11" 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-10) 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. VNCOO	OPTION DESCRIPTION 37	REMARKS
	DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 06		
		DATE: 3/18/2015	OPTION	
 NVR, Inc. Architectural Services Architects 21 Park Ave., Suite A Frederick, MD 21702				
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C:\NVR\Solves\VENICE_VNCOO_06\DCY-CI-X288\816615\1\Sheet\1.dwg - Specific\37 - A-6 - BSM1_LS.dwg 06/06/18 - 2:59 am				

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, ZCM, ZCC	110	
BO3-2	LVL - O4-O4	11'-6 1/2"		106 / 174	1A, FIELD INSTALLED
BO4	BEAM STEEL - W12X22	20'-2"	ELC, EVA, GCB, ZCM	123, 126, 143	
BO8-2	LVL - 18	15'-7"	MAA	123, 175	2A, FIELD INSTALLED
FFO1-2	LVL - 11-O4	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 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

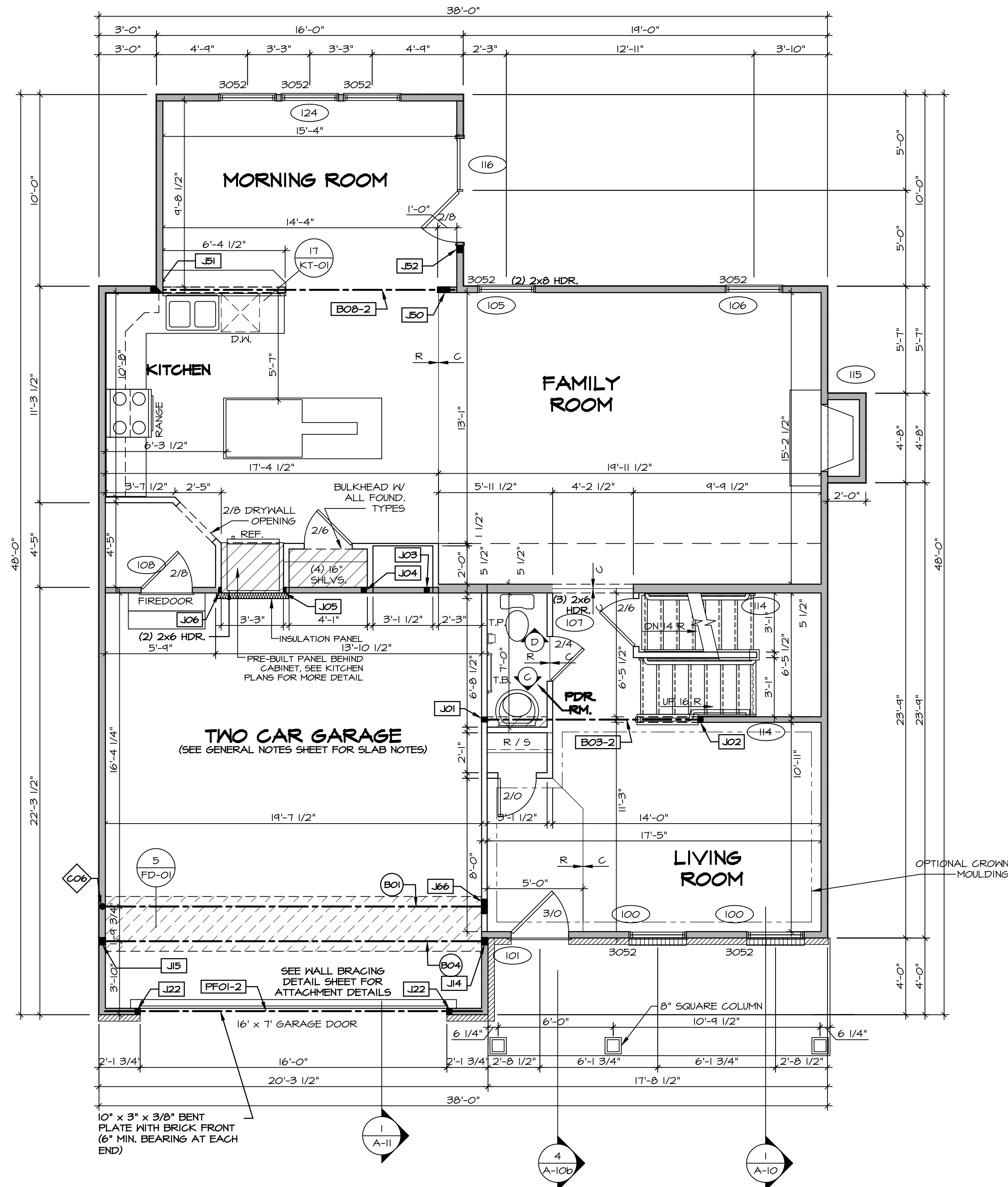
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

FIRST FLOOR 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		
J14	JACK - (3) 2X4 SPF STUD GRADE	ELC, EVA, GCB, ZCM	125, 126	
J15	JACK - (3) 2X4 SPF STUD GRADE	ELC, EVA, GCB, ZCM	125, 126	
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, SRM, SGK	117	
J66	JACK - (6) 2X4 SP#1	ELB, ELC, ELK, GCB, SRI, SXS, ZCM, ZCC	110	

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
CO6	STANCHION - 3 IN SCHED 40	4'-0" 5/16"	ELB, ELC, ELK, FBA, GCB, SRI, SXS, ZCM, ZCC	110	



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	SD - REMOVED GARAGE SERVICE DOOR
4	07/12/17	SL5 - 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
SHEET NO. A-7	OPTION DESCRIPTION

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

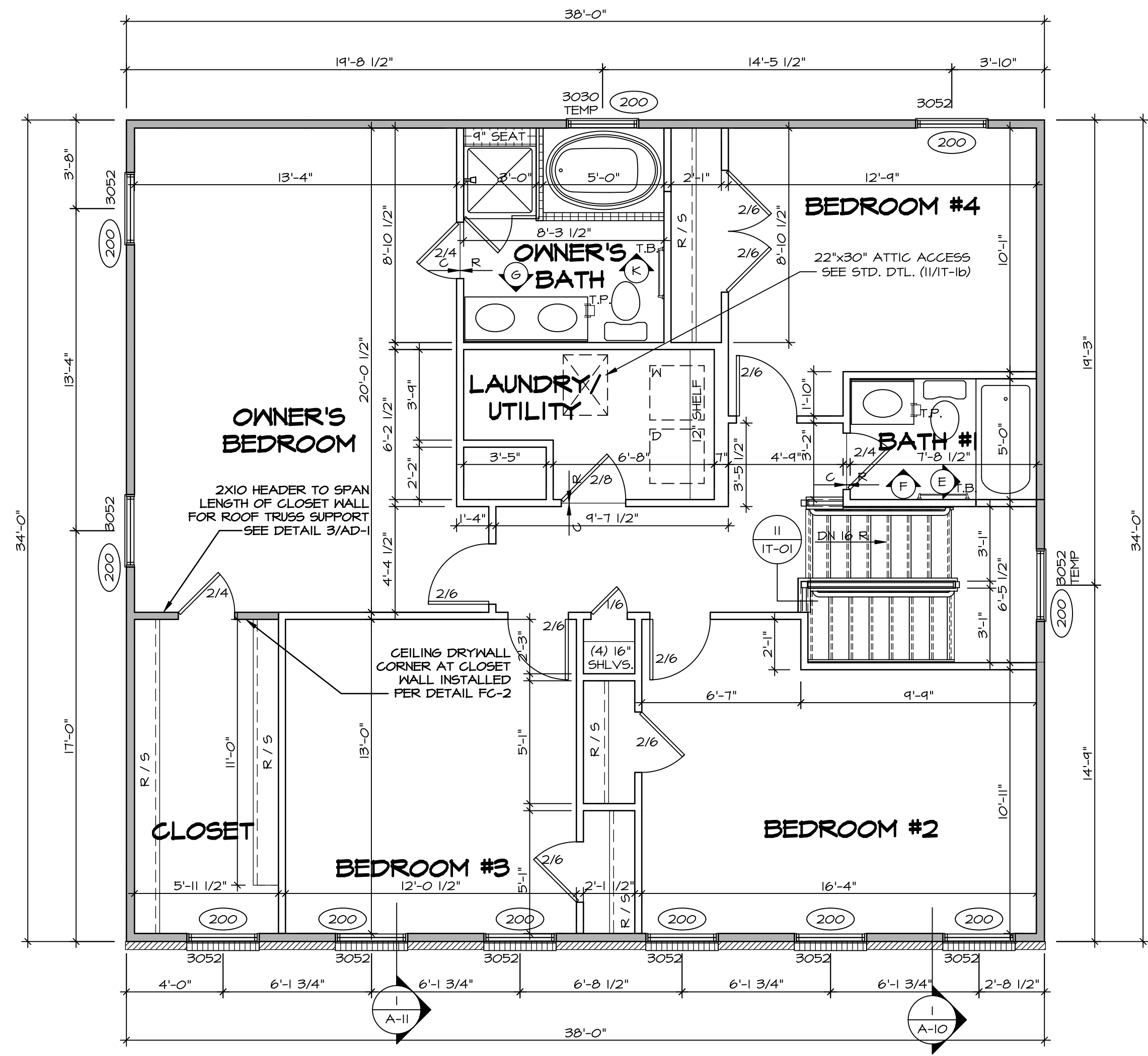
FLOOR PLAN NOTES RYAN

- 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.
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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 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

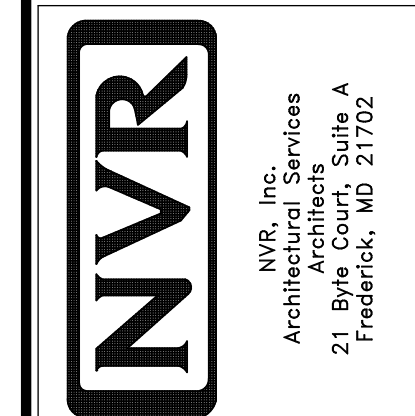
SEE FC DETAILS FOR FRAMING CONNECTORS



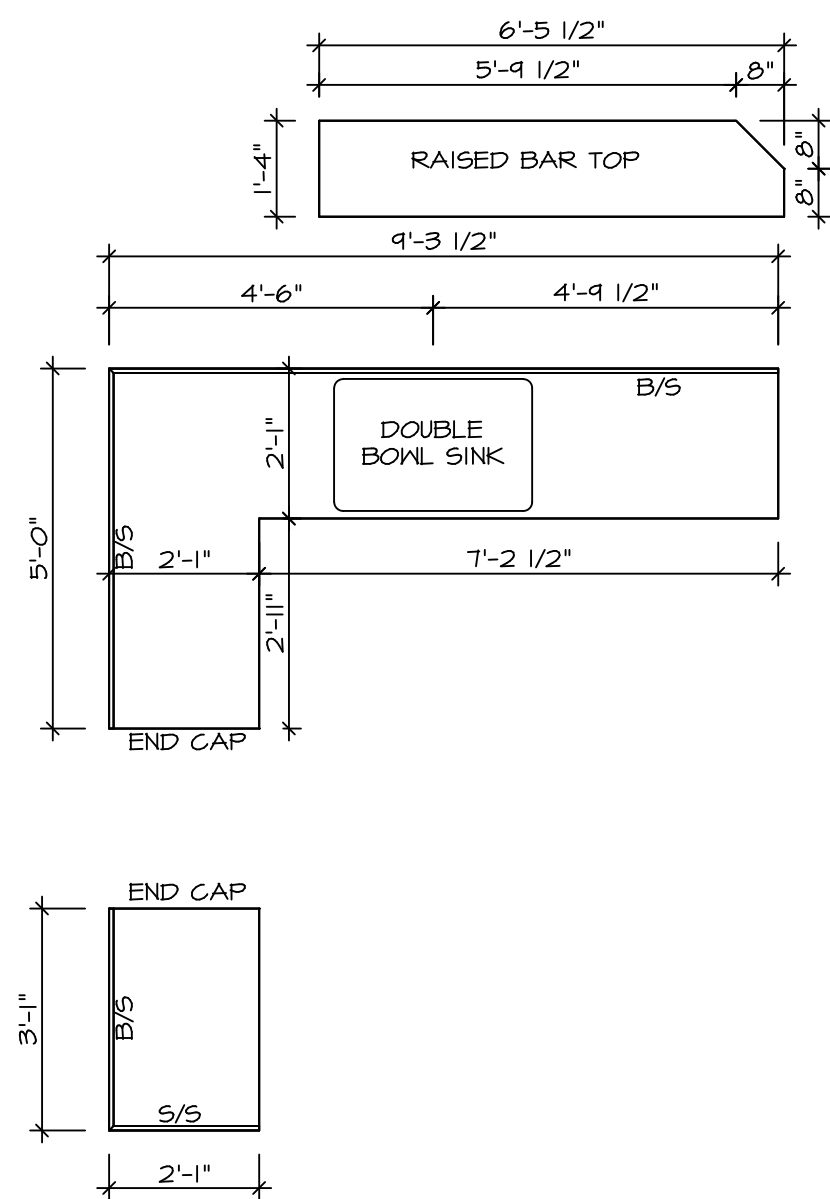
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REV. NO.	DATE	REMARKS
1	08/05/16	TM - DRAWING ALIGNMENT
2	01/24/17	TM - STANDARD DETAILS 3.0
3	07/12/17	SL5 - T-PLY CONVERSION PROJECT

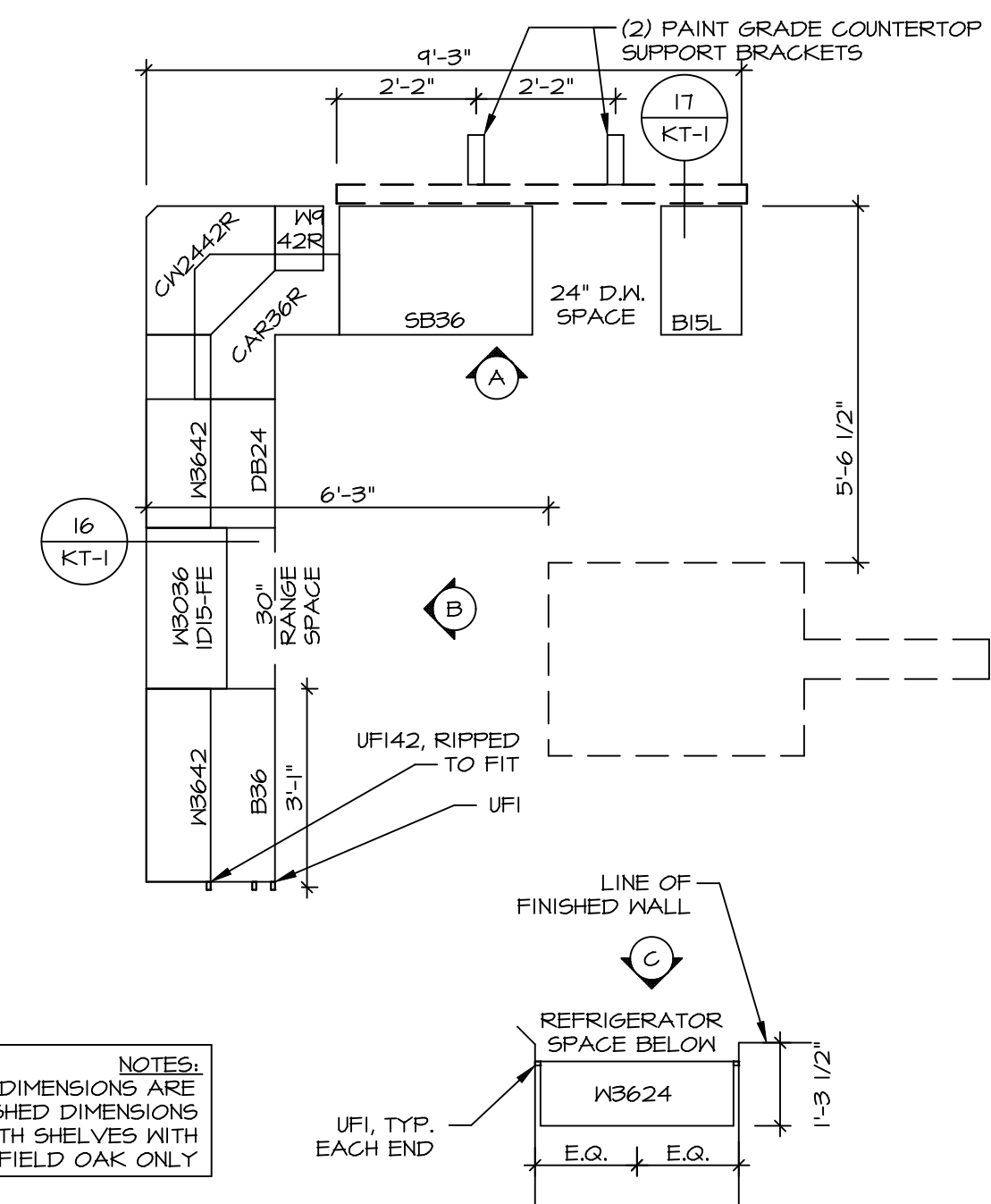
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MODEL	VENICE
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	A-8
SET NO.	VNCOO
VERSION	06
DRAWN BY	
DATE	3/18/2015
OPTION	
SHEET NO.	44

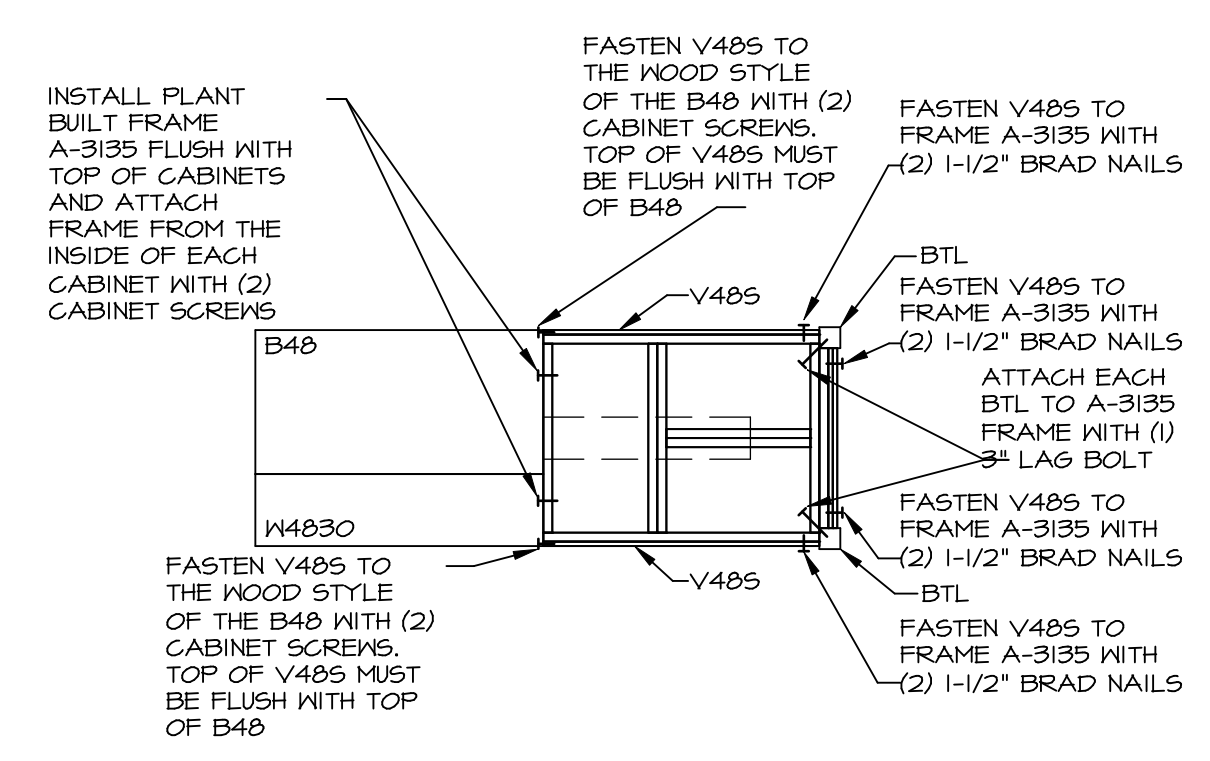


COUNTERTOP PLAN - (KT-2920)
 STANDARD KITCHEN w/
 42" WALL CABINETS
 SCALE: 3/8" = 1'-0"
 4
 A-13

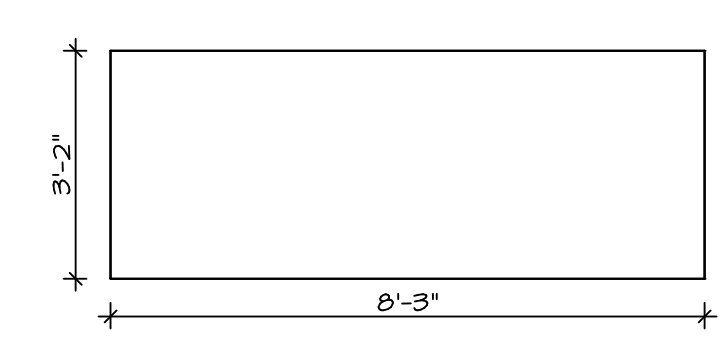


NOTES:
 • ALL DIMENSIONS ARE FINISHED DIMENSIONS
 • HALF DEPTH SHELVES WITH FAIRFIELD OAK ONLY

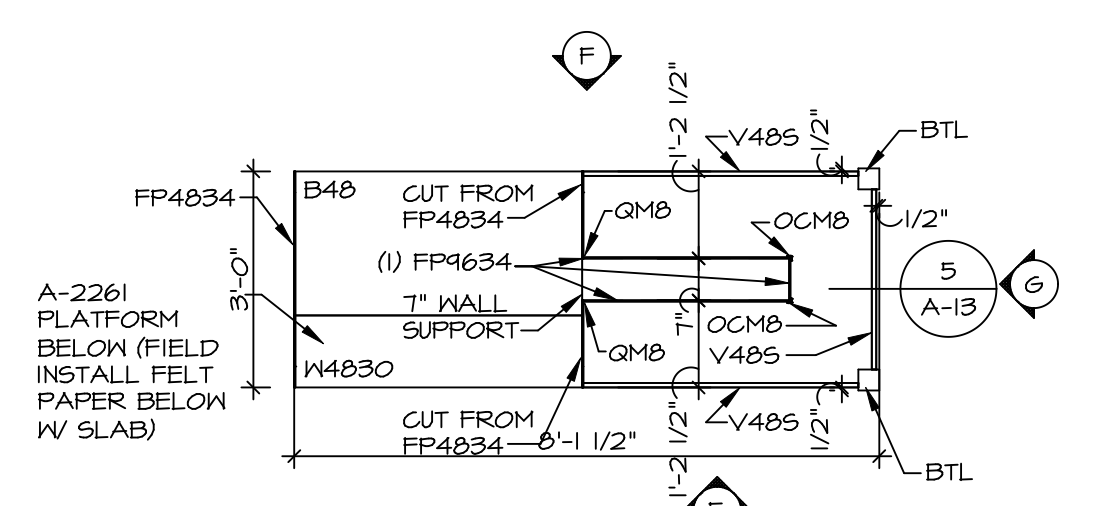
CABINET PLAN - (KC-2920)
 STANDARD KITCHEN w/
 42" WALL CABINETS
 SCALE: 3/8" = 1'-0"
 1
 A-13



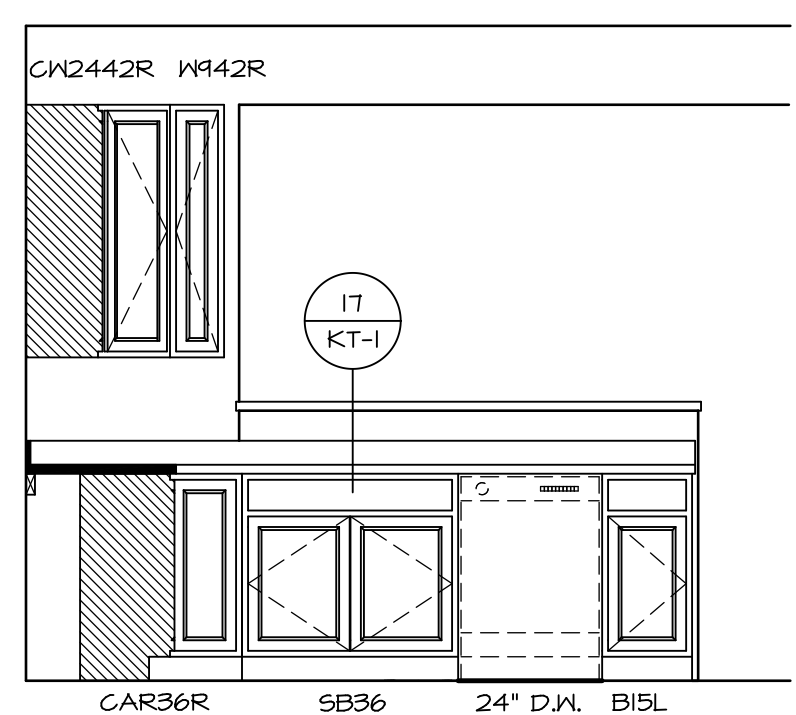
COUNTERTOP SUPPORT FRAME
 SCALE: 3/8" = 1'-0"
 5
 A-13



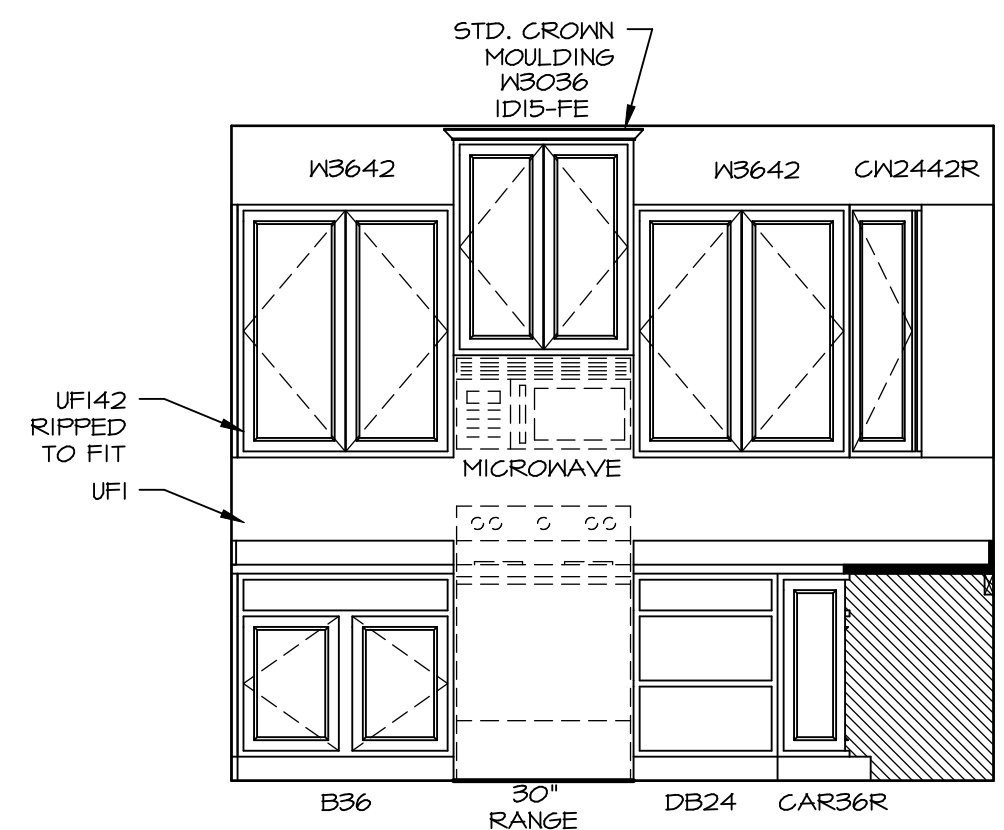
COUNTERTOP PLAN - KT-3215
 GOURMET KITCHEN ISLAND *KFF*
 SCALE: 3/8" = 1'-0"
 6
 A-13



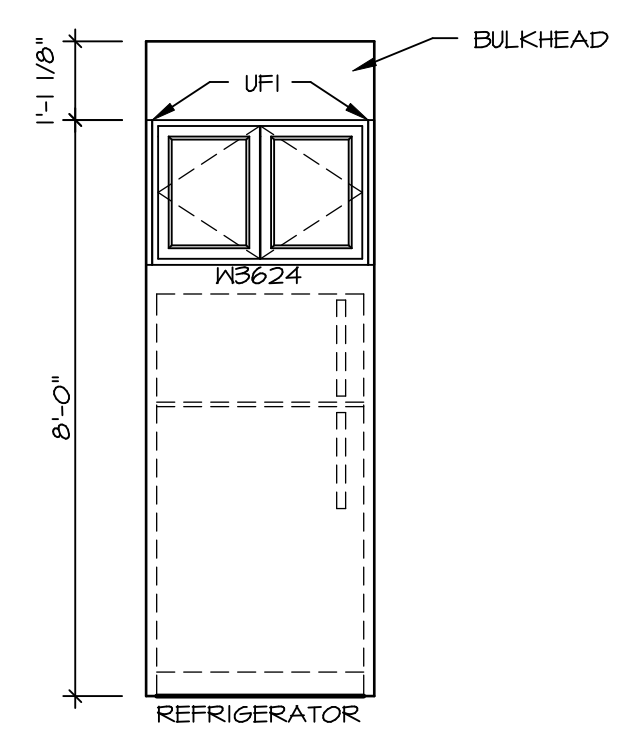
KITCHEN CABINET PLAN - KC-3215
 GOURMET KITCHEN ISLAND *KFF*
 SCALE: 3/8" = 1'-0"
 3
 A-13



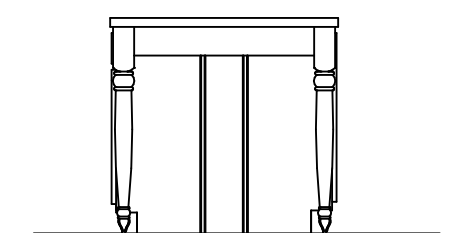
KITCHEN ELEVATION A
 SCALE: 3/8" = 1'-0"



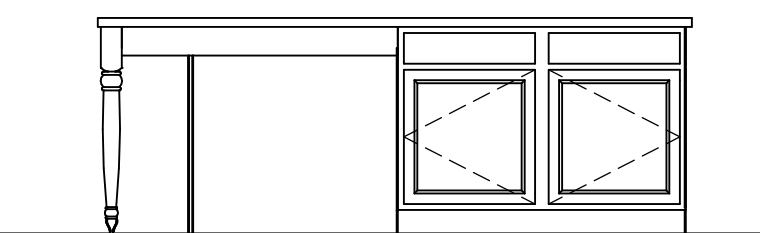
KITCHEN ELEVATION B
 SCALE: 3/8" = 1'-0"



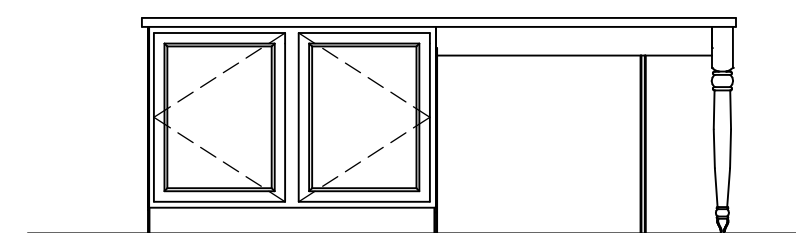
KITCHEN ELEVATION C
 SCALE: 3/8" = 1'-0"



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	REVISED - STANDARD DETAILS 3.0

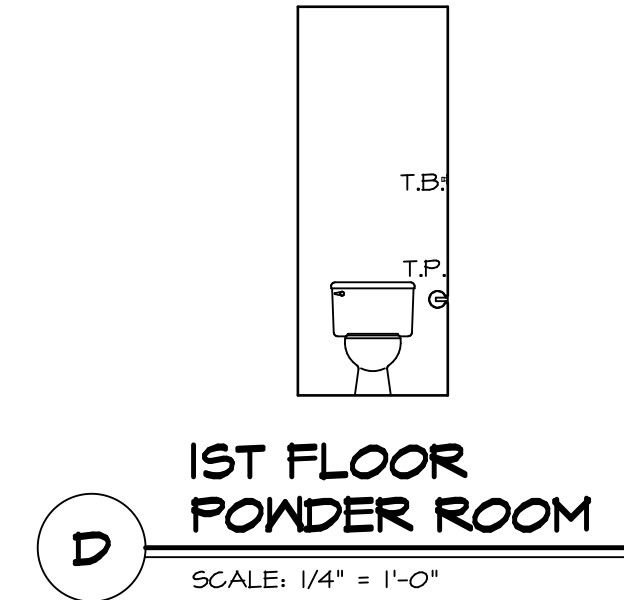
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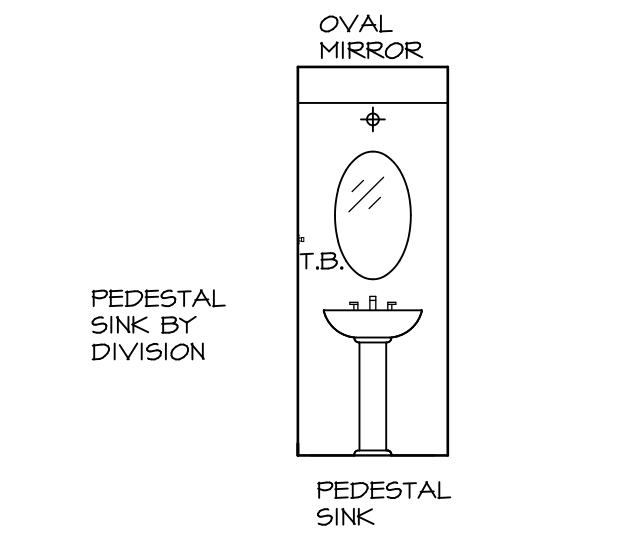
SHEET NO.	MODEL	SET NO.	VERSION	DATE	OPTION
A-13	VENICE	06	06	3/18/2015	OPTION
58	DRAWING TITLE	KITCHENS			
	OPTION DESCRIPTION				

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.

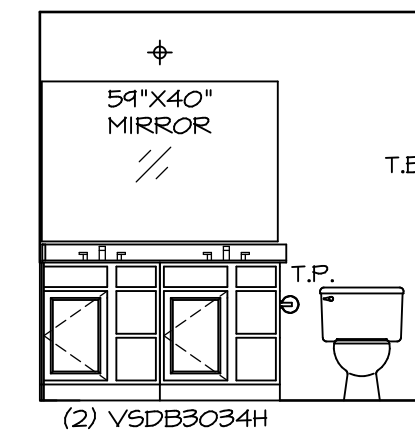


D 1ST FLOOR POWDER ROOM
SCALE: 1/4" = 1'-0"

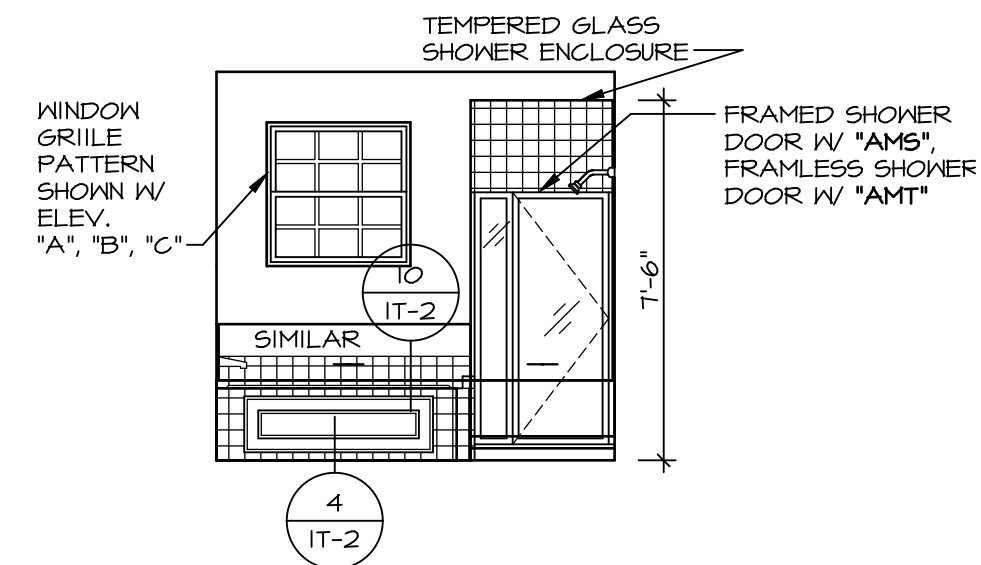


C 1ST FLOOR POWDER ROOM
SCALE: 1/4" = 1'-0"

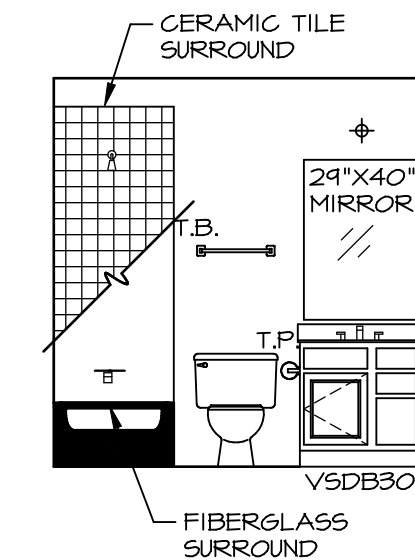
NOTE:
BATH ELEVATIONS
ARE SHOWN PER PLAN.



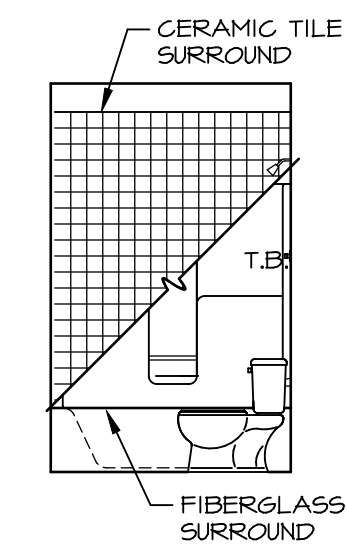
G OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



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



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

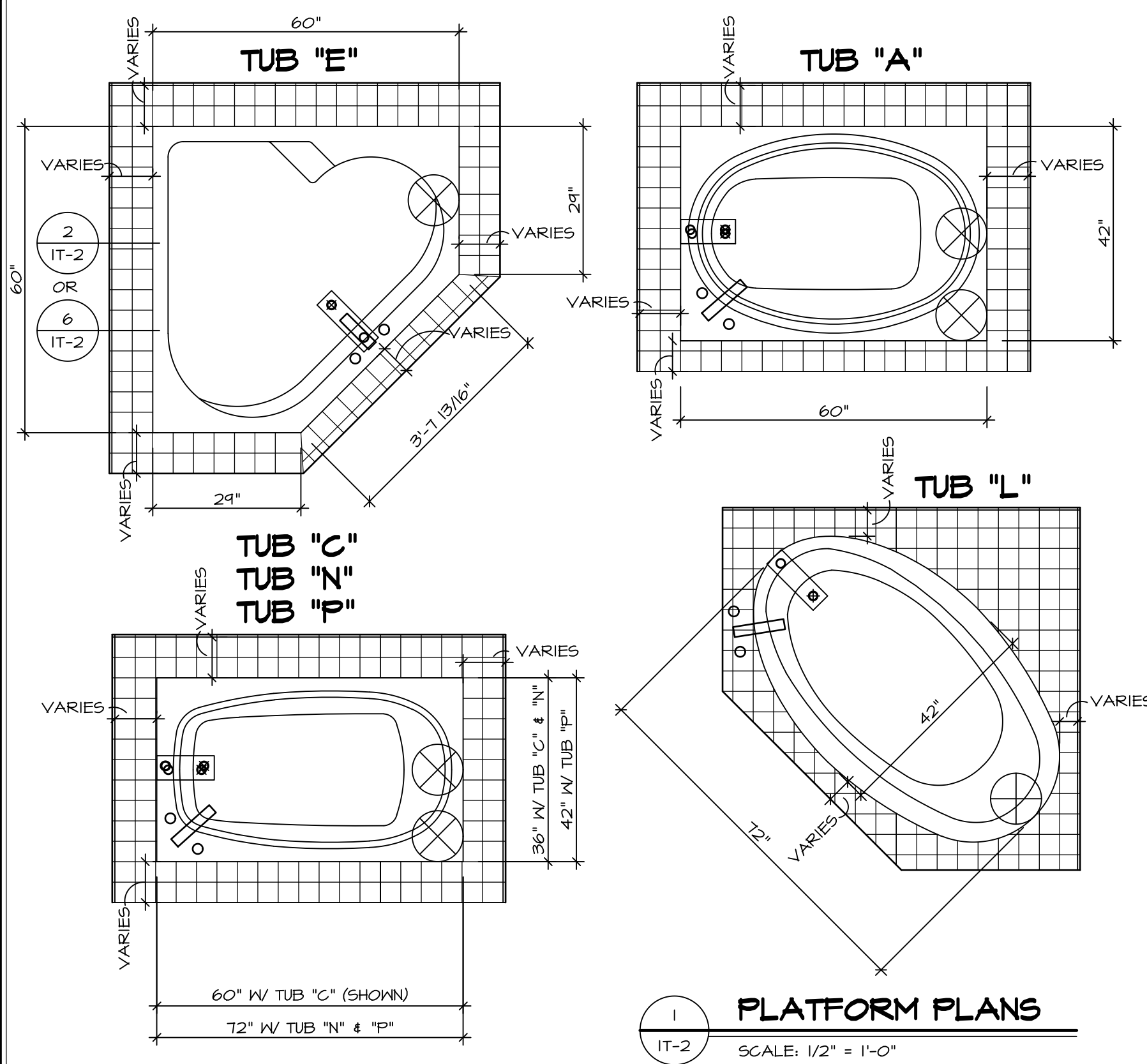
REV. NO.	DATE	REMARKS
1	08/05/16	TM - DRAWING ALIGNMENT
2	01/24/17	TRV - STANDARD DETAILS 5.0

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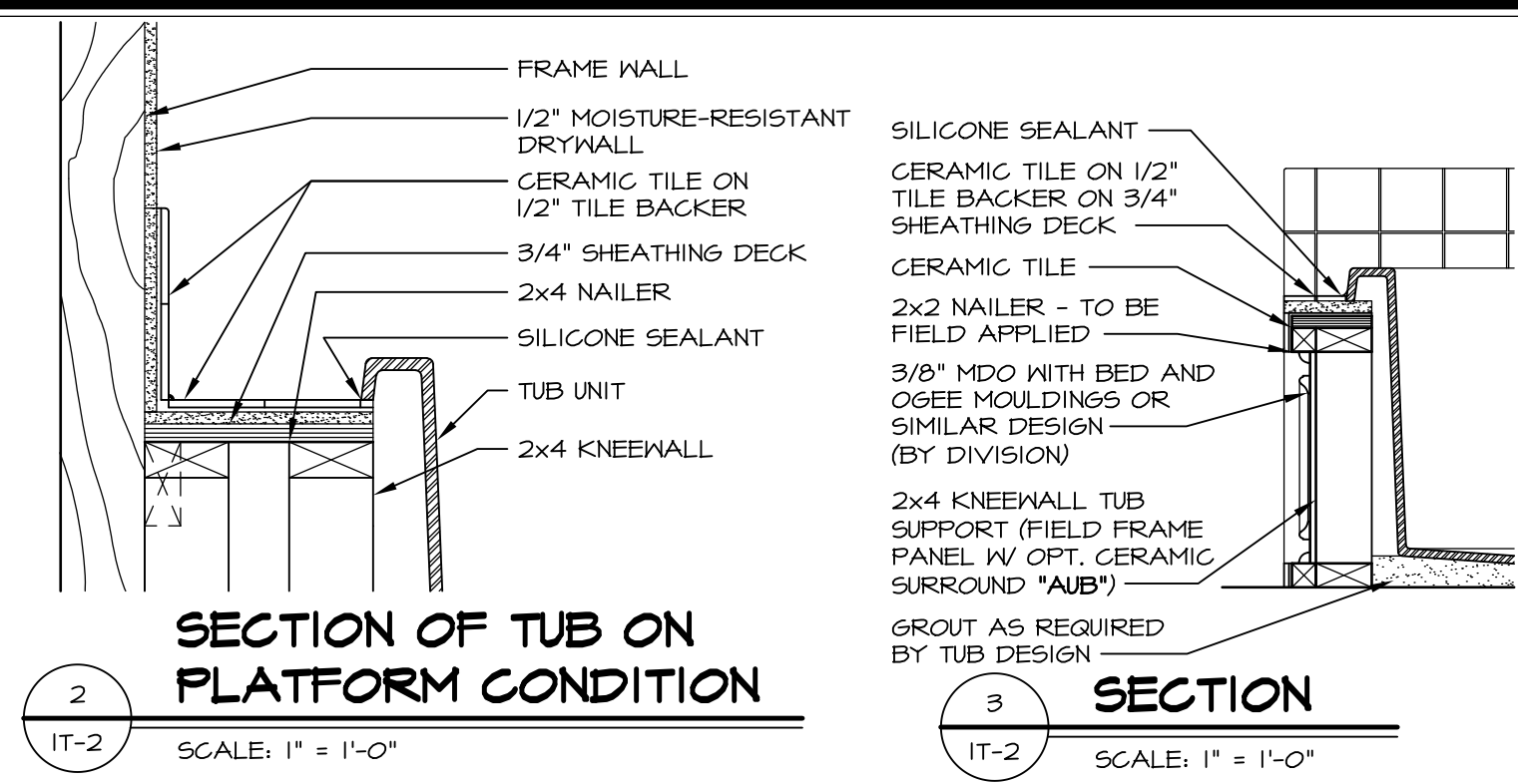
SET NO. VNC00	VERSION 06
DRAWN BY	DATE: 3/18/2015
OPTION	OPTION

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

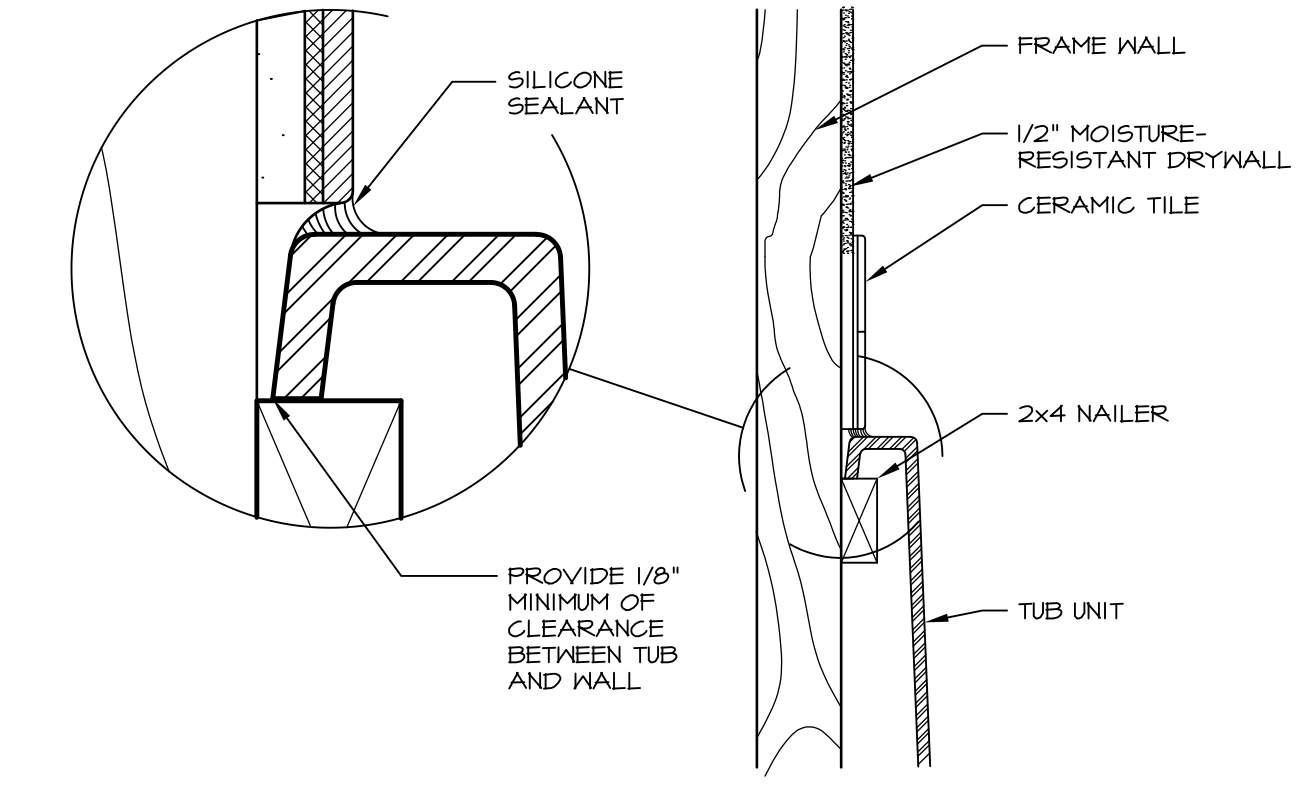


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

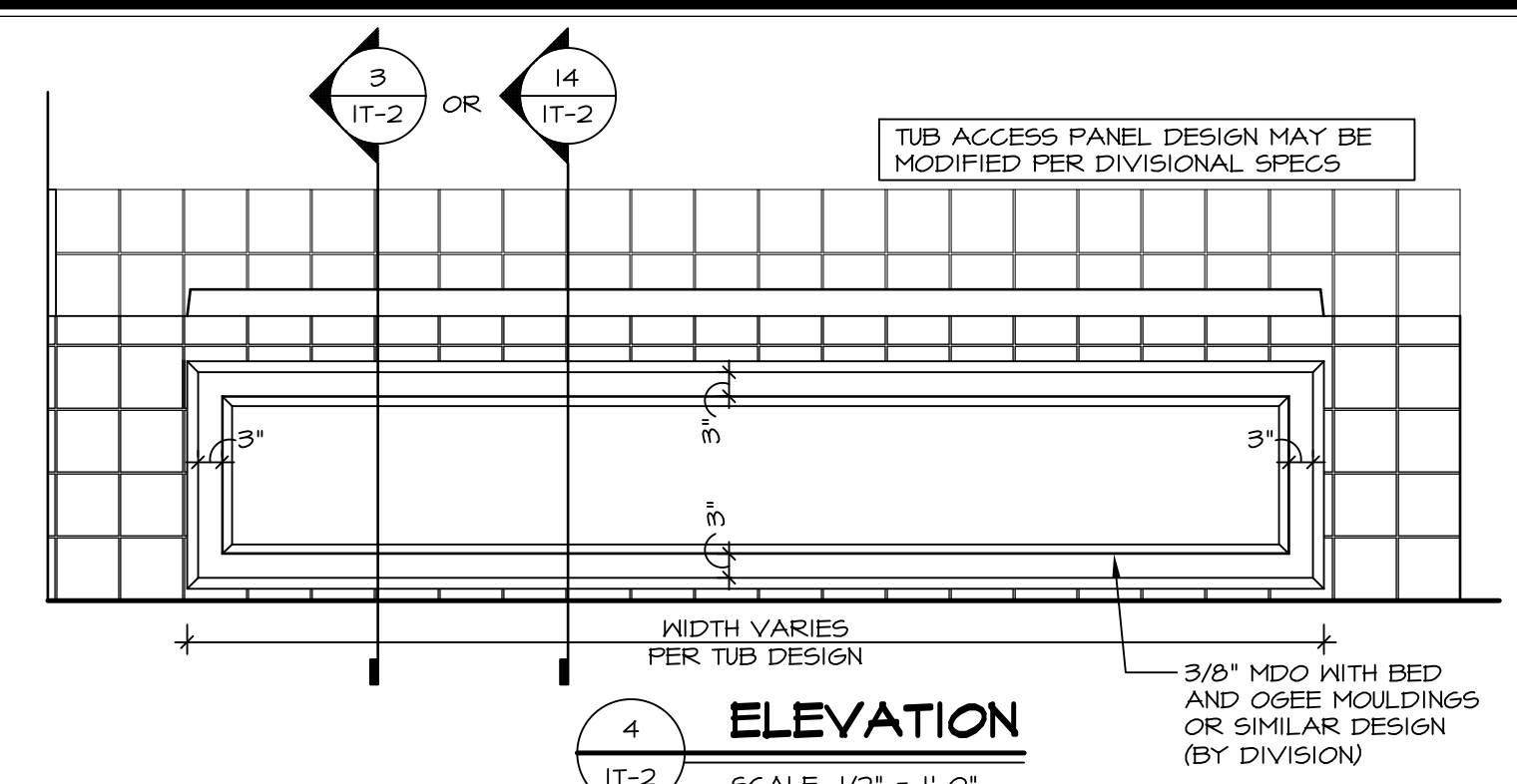
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/ STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/ STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/ STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/ STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/ STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/ STERLING	18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



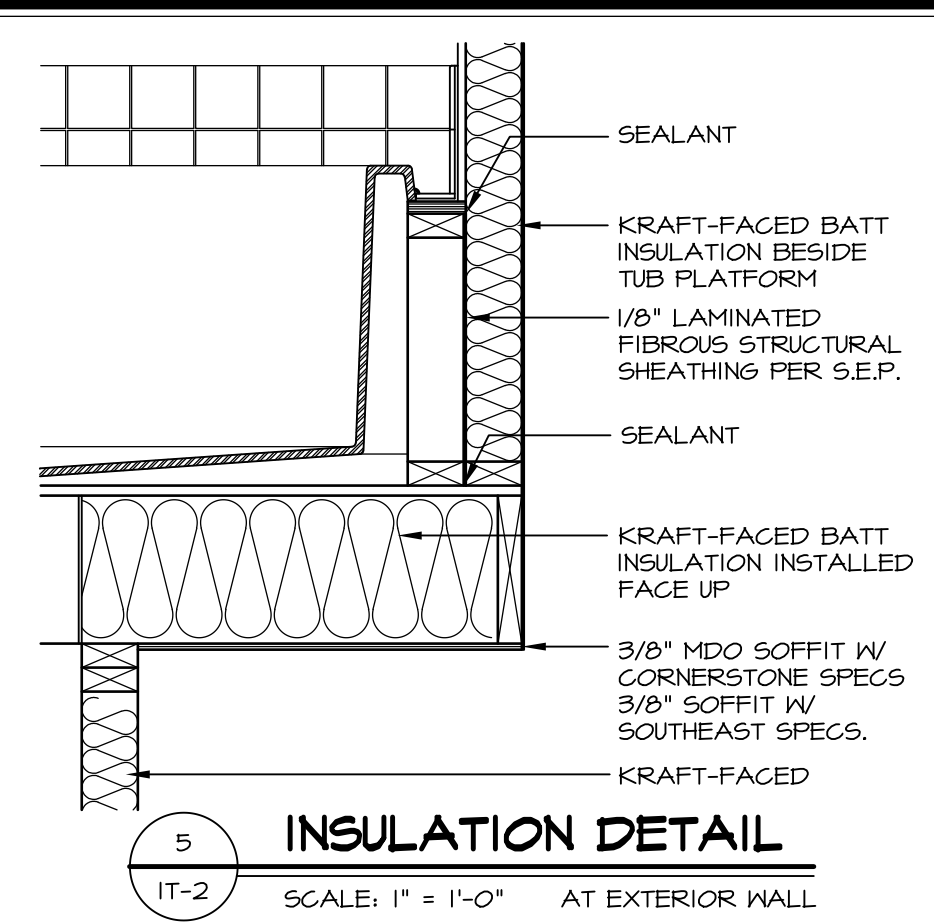
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



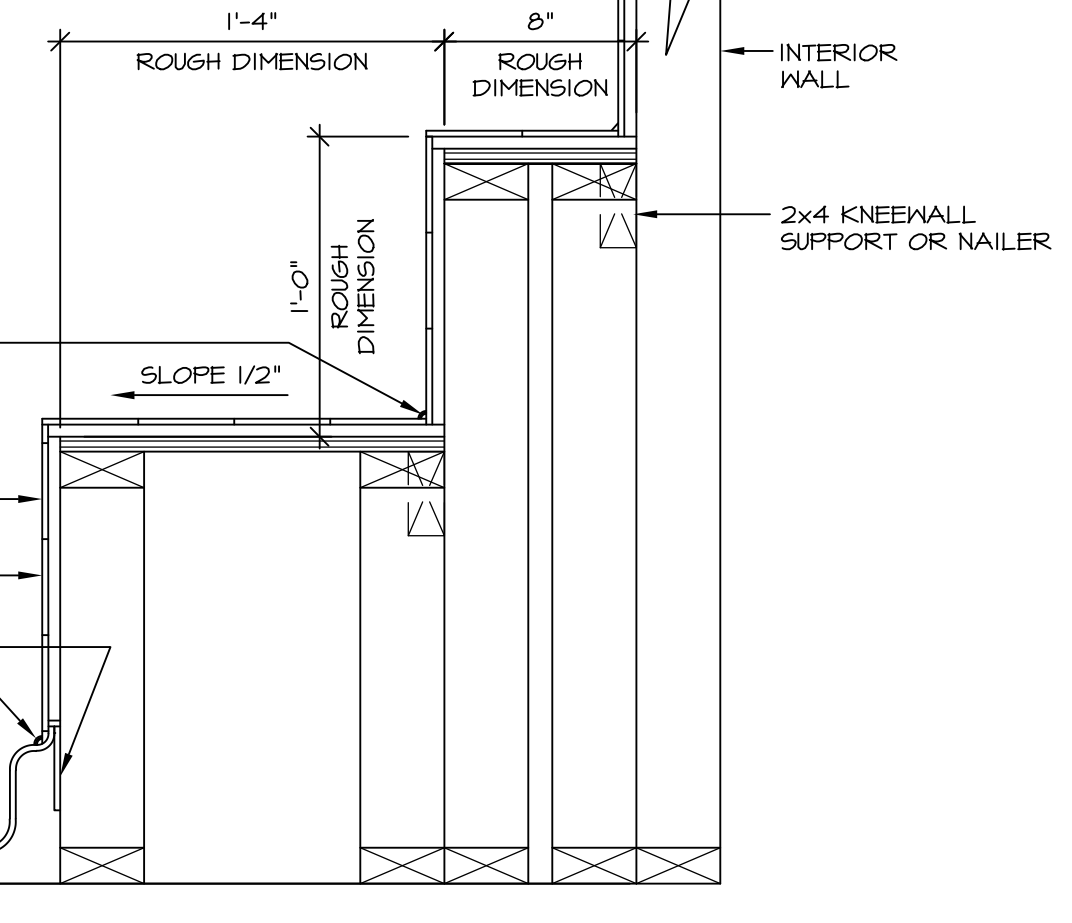
3 SECTION OF TUB TO WALL CONDITION
SCALE: 1 1/2" = 1'-0"



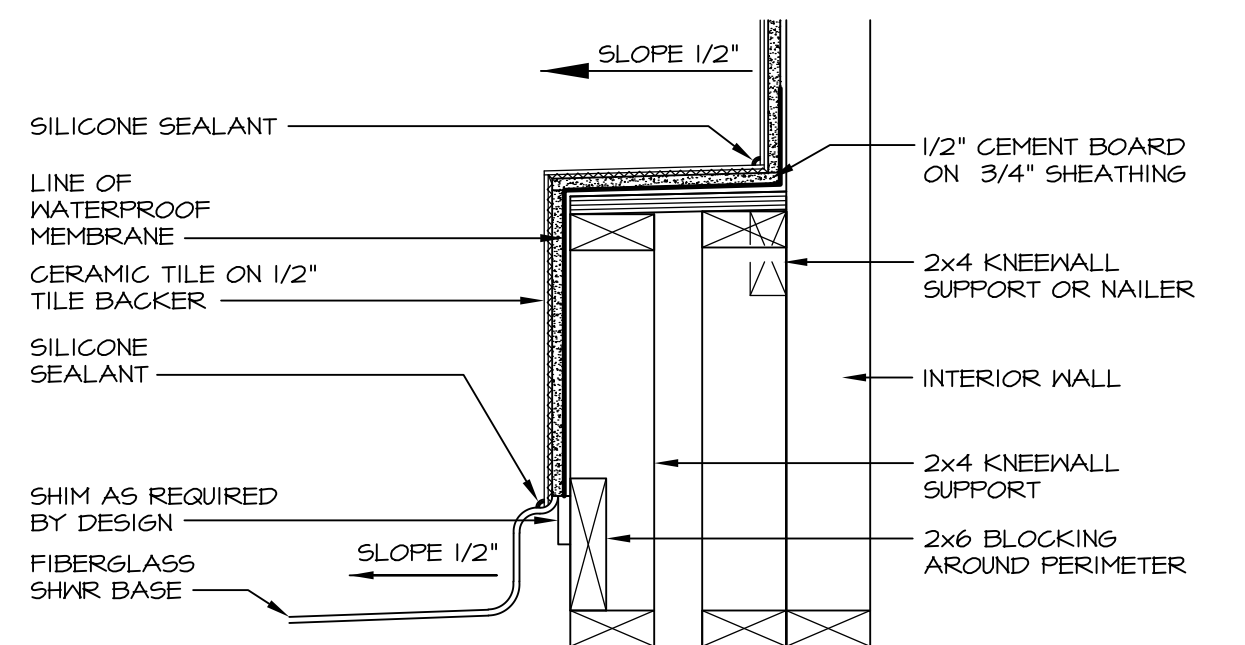
4 ELEVATION
SCALE: 1/2" = 1'-0"



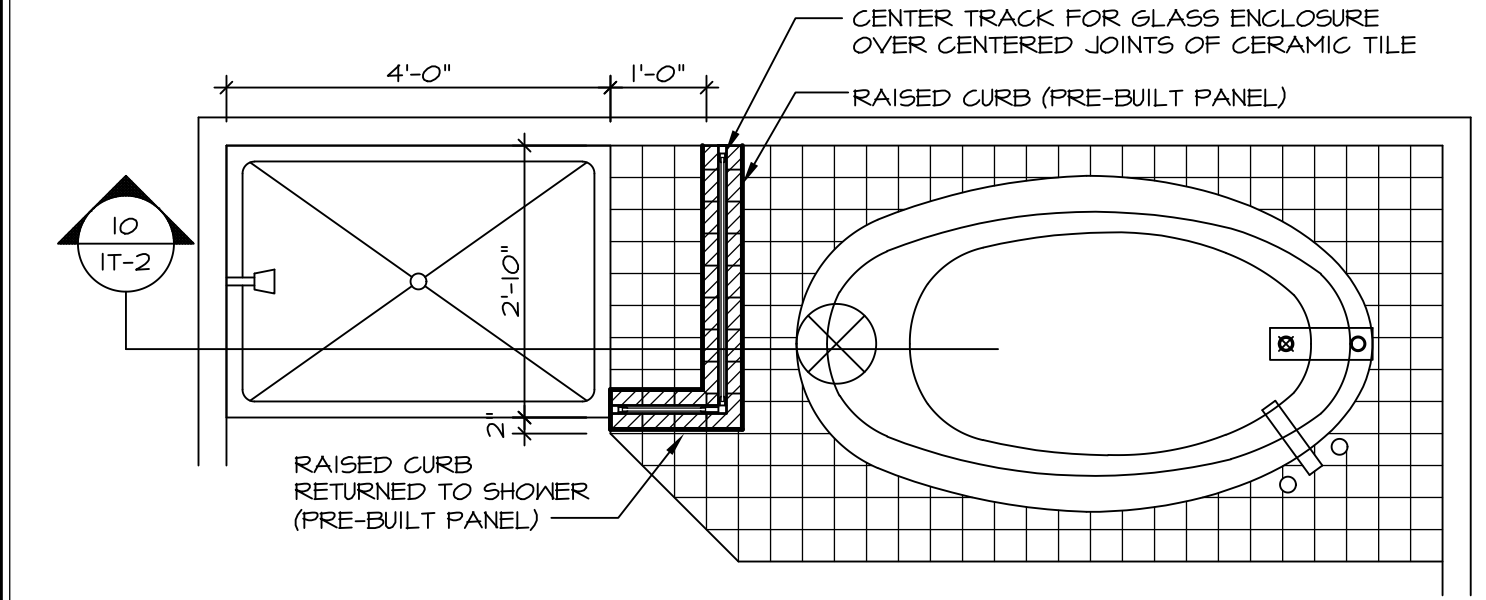
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



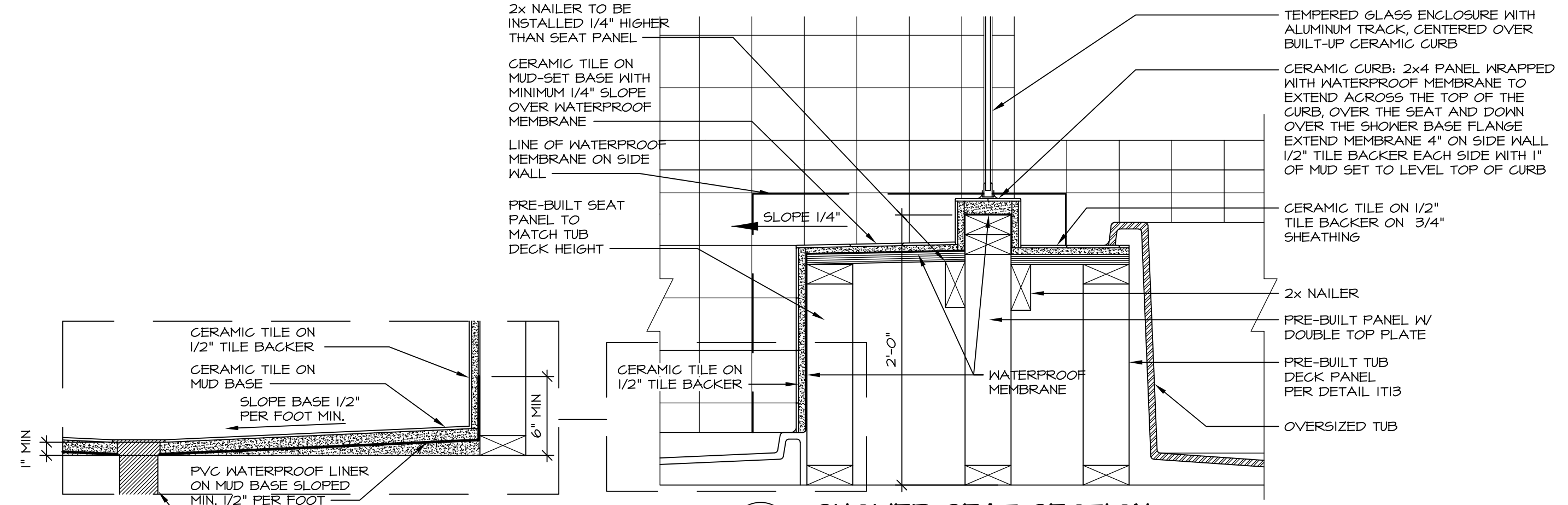
6 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1 1/2" = 1'-0"



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



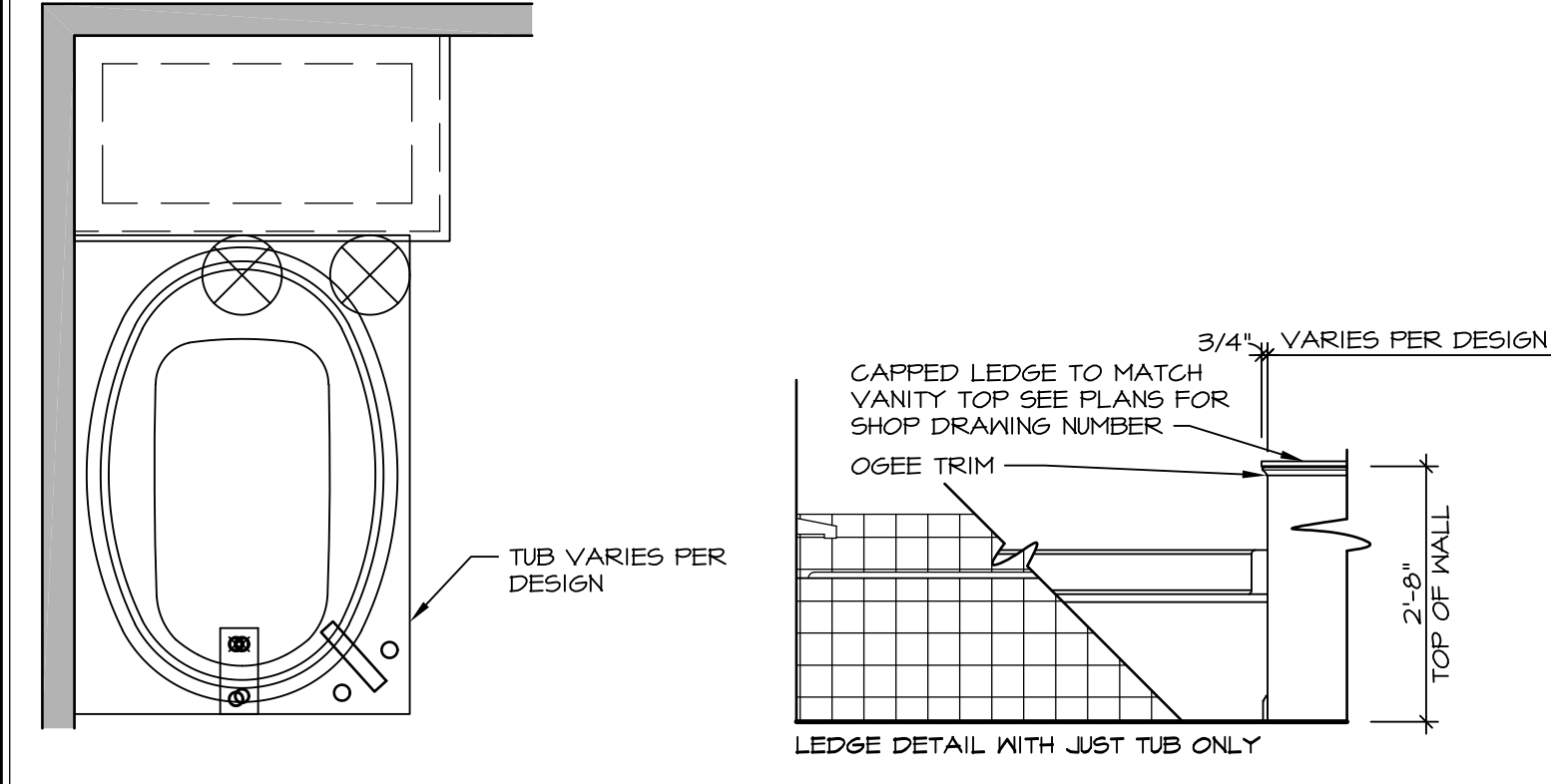
9 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



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



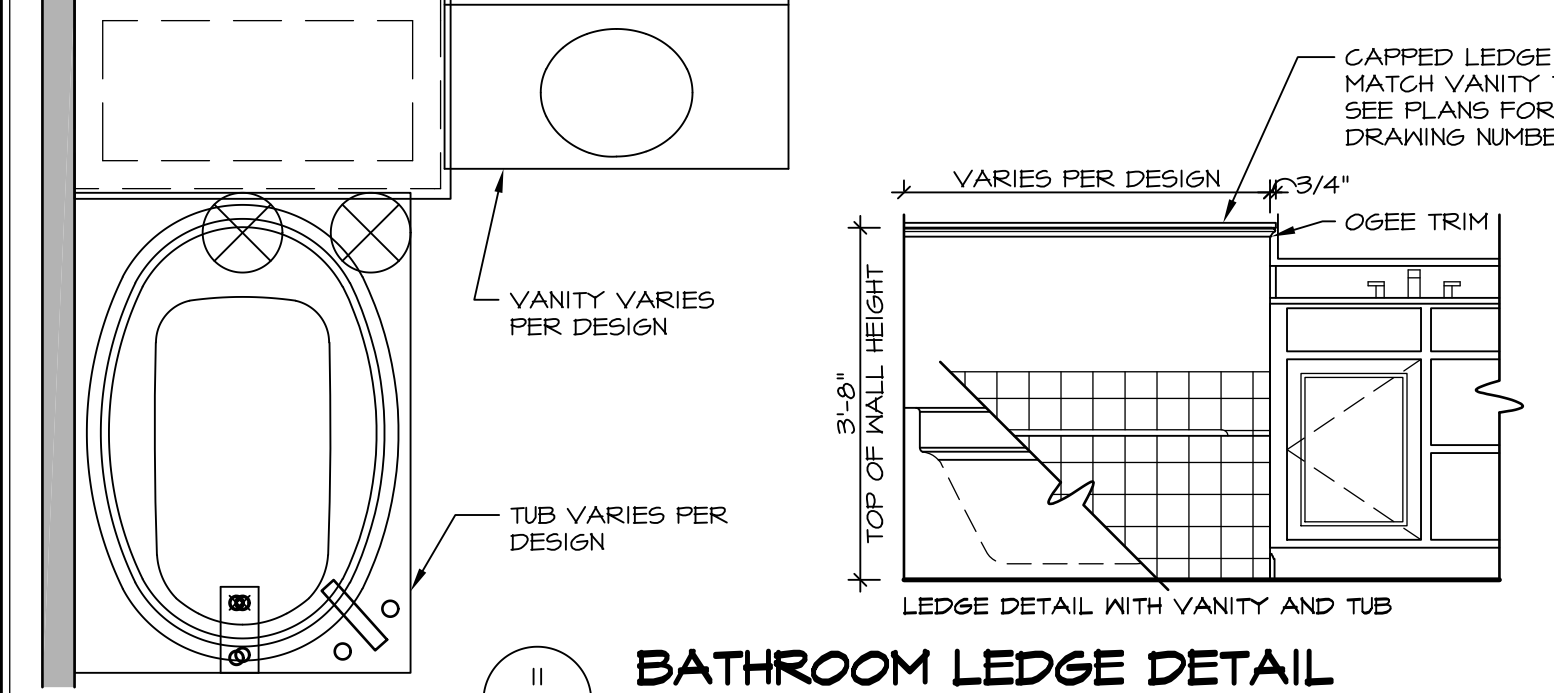
11 ALTERNATE SHOWER PAN DETAIL



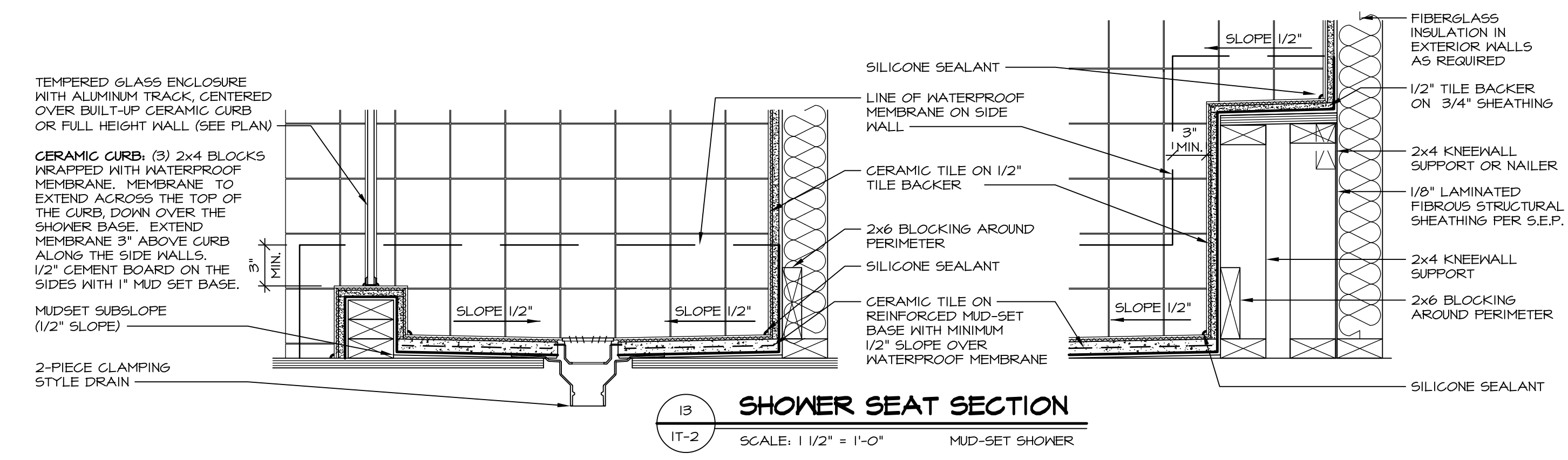
12 BATHROOM LEDGE DETAIL
SCALE: 1/2" = 1'-0"



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



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



15 SHOWER SEAT SECTION
SCALE: 1 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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Architectural Services
5285 West Lakeshore Drive
Frederick, MD 21703

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