

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

SHEET NO.  
**A-5**

MODEL  
**VENICE**

DRAWING TITLE  
**PLUMBING PLAN**

OPTION DESCRIPTION  
**36**

SET NO. VNC00  
VERSION 06

DRAWN BY  
DATE: 3/18/2015

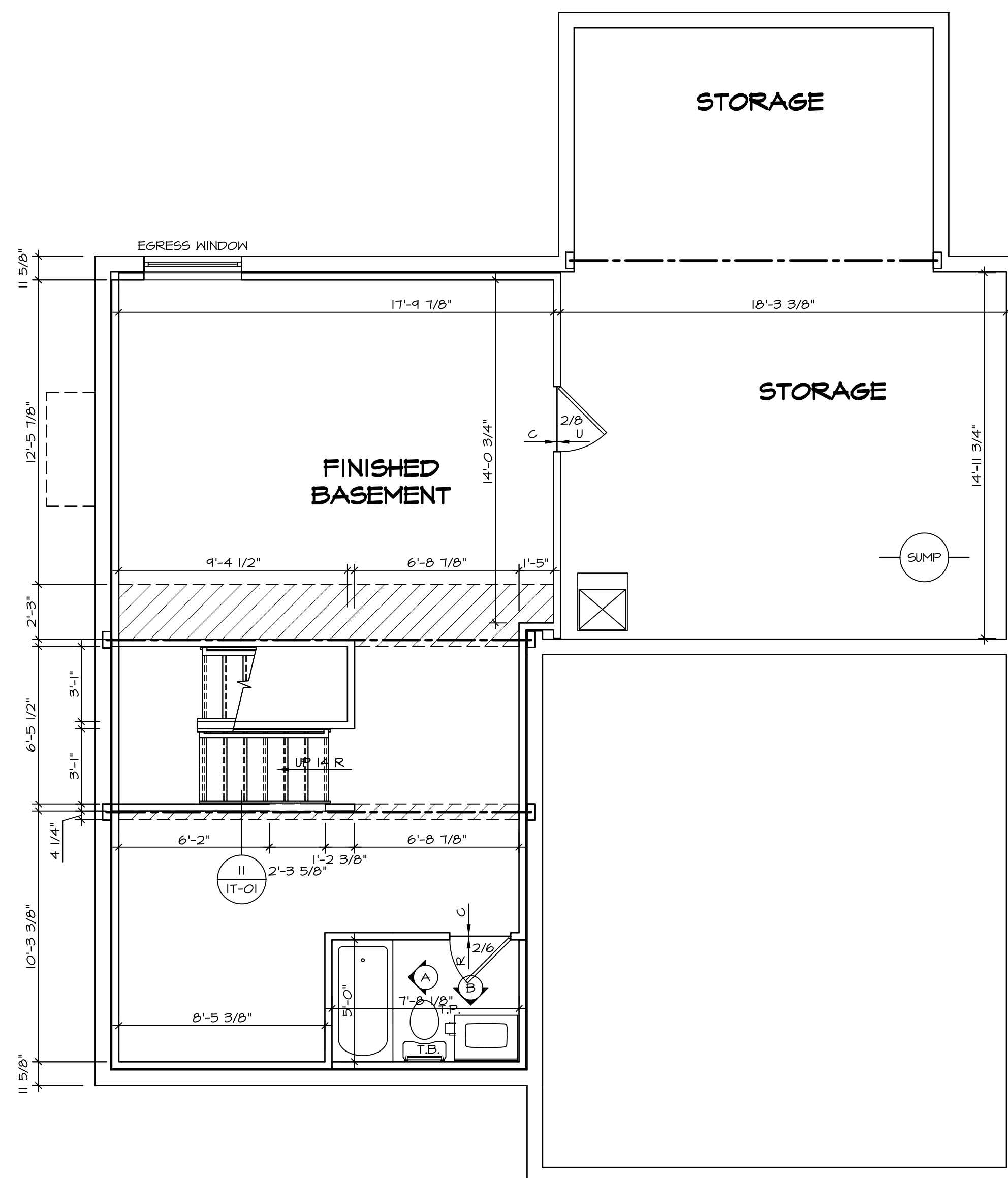
OPTION

**NVR**

NVR, Inc.  
Architectural Services  
Architects  
21 Park Ave. #1A  
Frederick, MD 21702

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REV. NO.	DATE	REMARKS



**BASEMENT FLOOR PLAN**

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

**LEGEND**

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

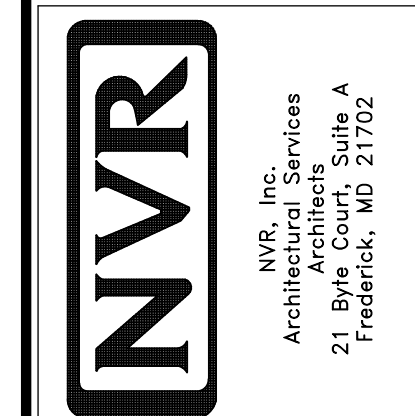
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 "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

REV. NO.	DATE	REMARKS
1	08/05/16	TH - DRAWING ALIGNMENT
2	01/24/17	TH - STANDARD DETAILS 3.0

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

SHEET NO.	MODEL	DRAWING TITLE	OPTION DESCRIPTION
A-6	VENICE	BASEMENT FLOOR PLAN	
37			

**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 - M12X14	20'-2"	ELM, GCC, ZCM, ZCC	143	
B07	BEAM STEEL - M12X9S	20'-2"	ELM, GCC, ZCM, ZCC	110	
B08-2	LVL - 18	15'-7"	MAA	123, 175	2A, FIELD INSTALLED
PF04-3	LVL - 18	21'-5"	ELE, ELM, GCC, ZCM, SRM, SQK	148	5A, 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	CAA		
J06	JACK - 2X4 SPF STUD GRADE	CAA		
J28	JACK - (4) 2X6 SP#1	ELE, ELM, GCC, ZCM	148	
J38	JACK - (2) 2X6 SP#1	GCC, ZCM		
J50	JACK - (2) 2X4 SP#1	MAA	123, 175	YES
J51	JACK - (5) 2X4 SP#1	MAA	123, 175	YES
J52	JACK - (3) 2X4 SP#1 STUD GRADE	MAA, SRM, SQK	117	
J54	JACK - (3) 2X4 SP#1 STUD GRADE	MAA, SRM, SQK, WSA	117	
J58	JACK - (3) 2X4 SP#1 STUD GRADE	ELM, GCC, ZCM, ZCC	143	
J59	JACK - (3) 2X4 SP#1 STUD GRADE	ELM, GCC, ZCM, ZCC	143	
J60	JACK - (6) 2X4 SP#1	ELM, GCC, ZCM, ZCC	110	
J72	JACK - (5) 2X4 SP#1 STUD GRADE	ELM, GCC, ZCM, ZCC	110	
J80	JACK - (3) 2X4 SP#1		202, 207	

**STEEL COLUMN SCHEDULE**

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS

**GYPSUM NOTES**

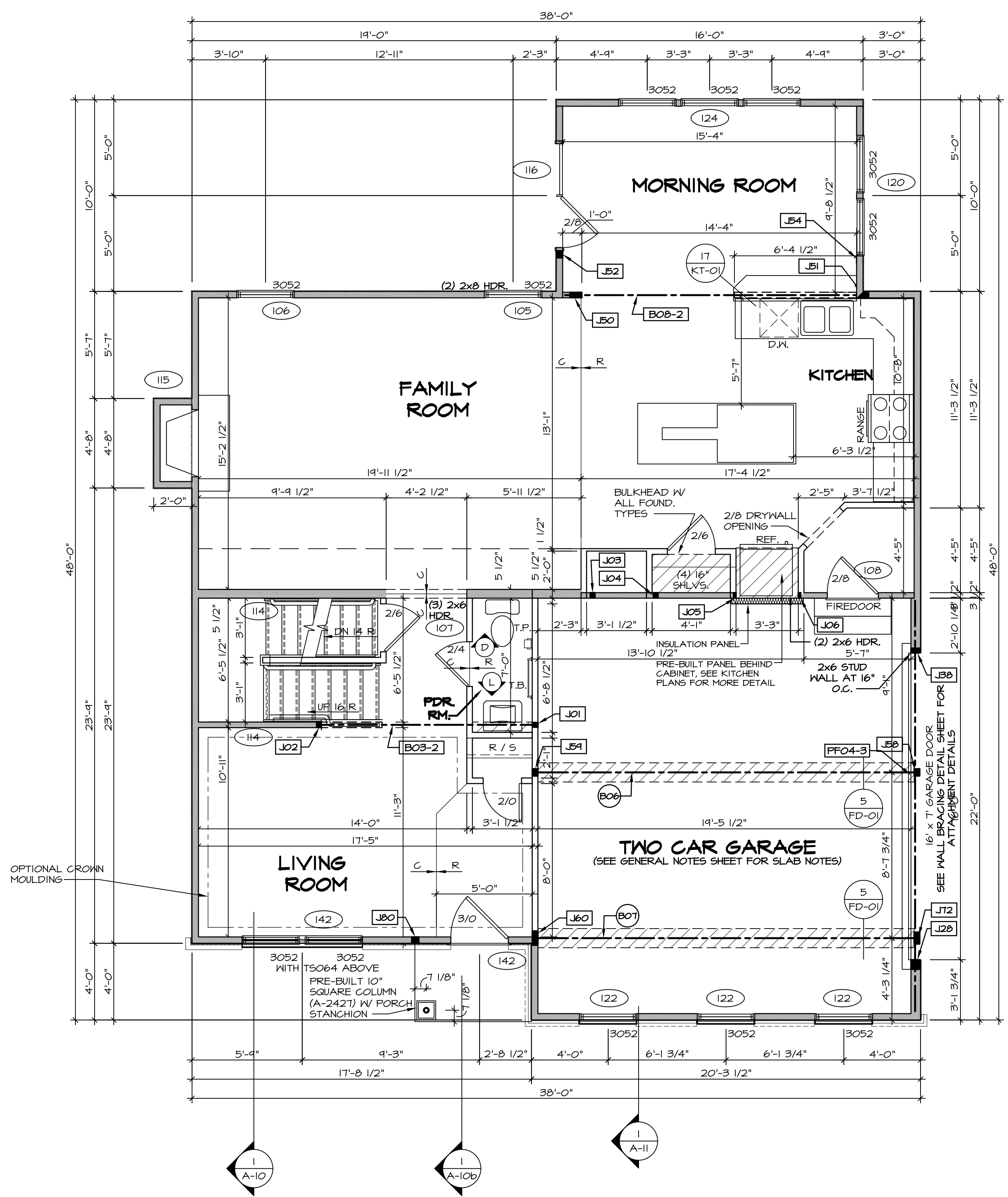
- RYAN
- AT GARAGE:**  
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

**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**

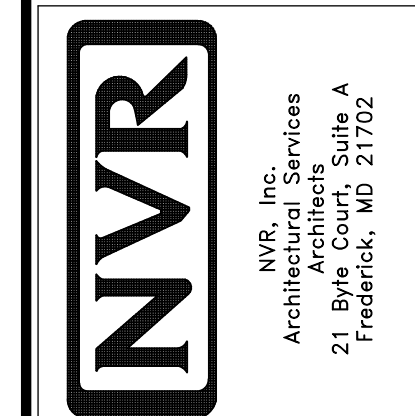
- BEARING WALL
  - NON BEARING WALL
  - INDICATES BEARING FROM POINT-LOAD ABOVE
  - JACKS
  - BEAM/HEADER
  - PAD FOOTING
  - STEEL COLUMN
  - PORTAL FRAME
  - JOIST/TRUSS
  - LVL
  - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



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

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	SLS - 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
JO5	JACK - (3) 2X4 SP#1		202, 207	
JO6	JACK - (3) 2X4 SP#1		202, 207	

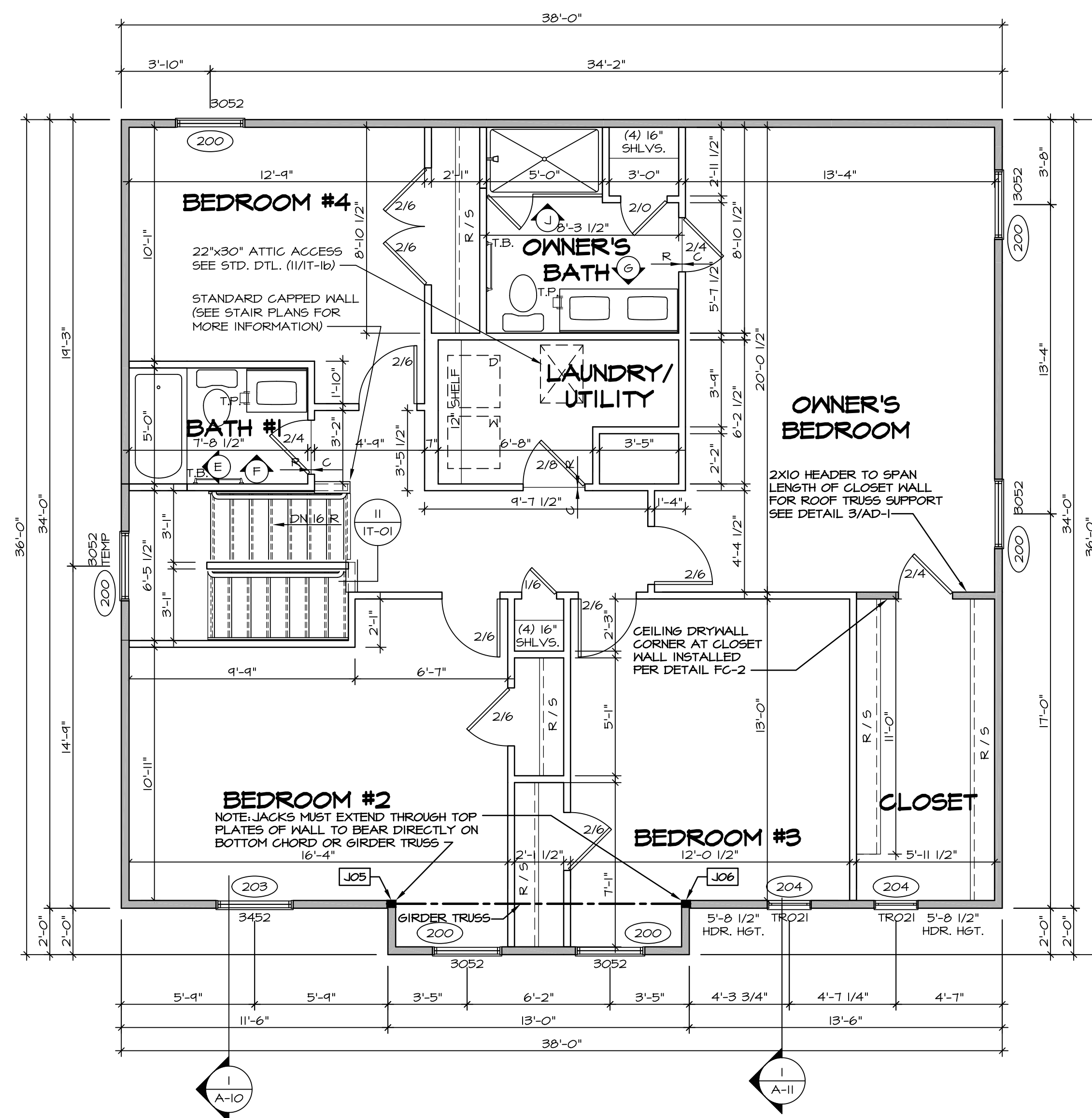
**FLOOR PLAN NOTES** RYAN

- 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 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**

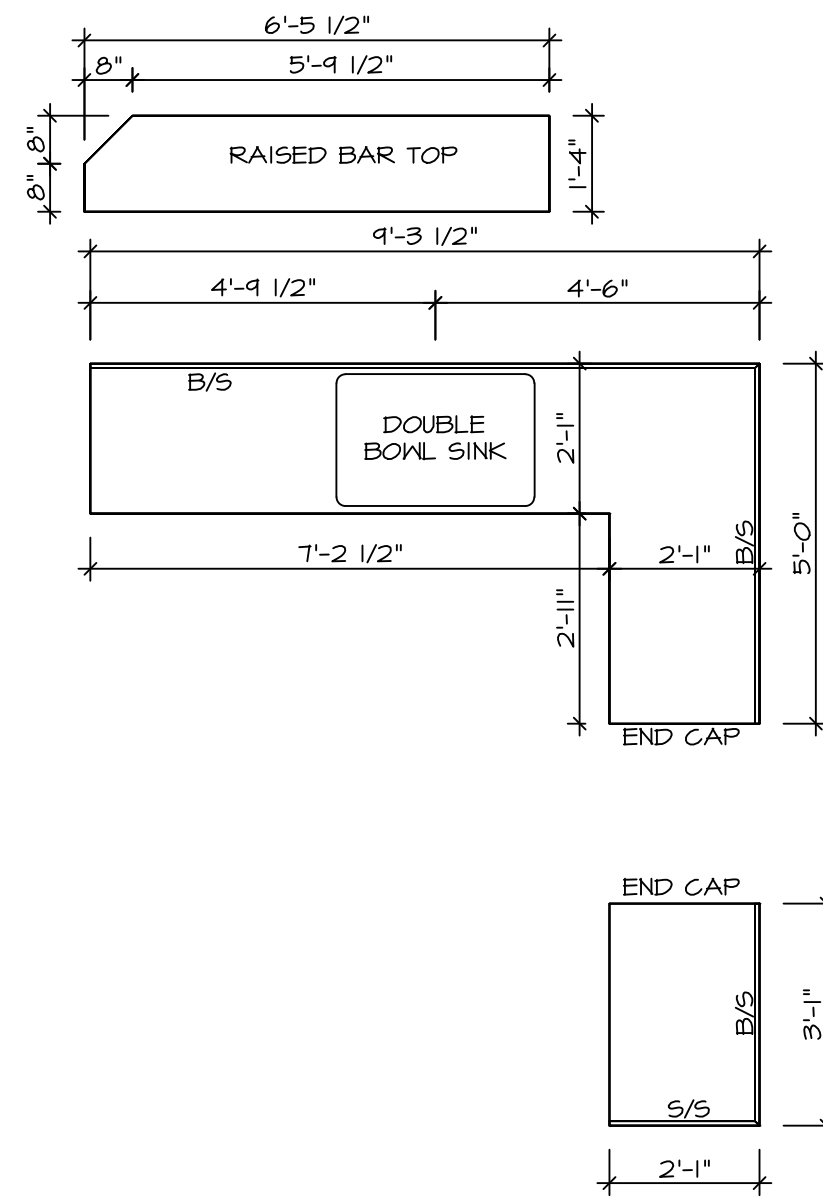
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

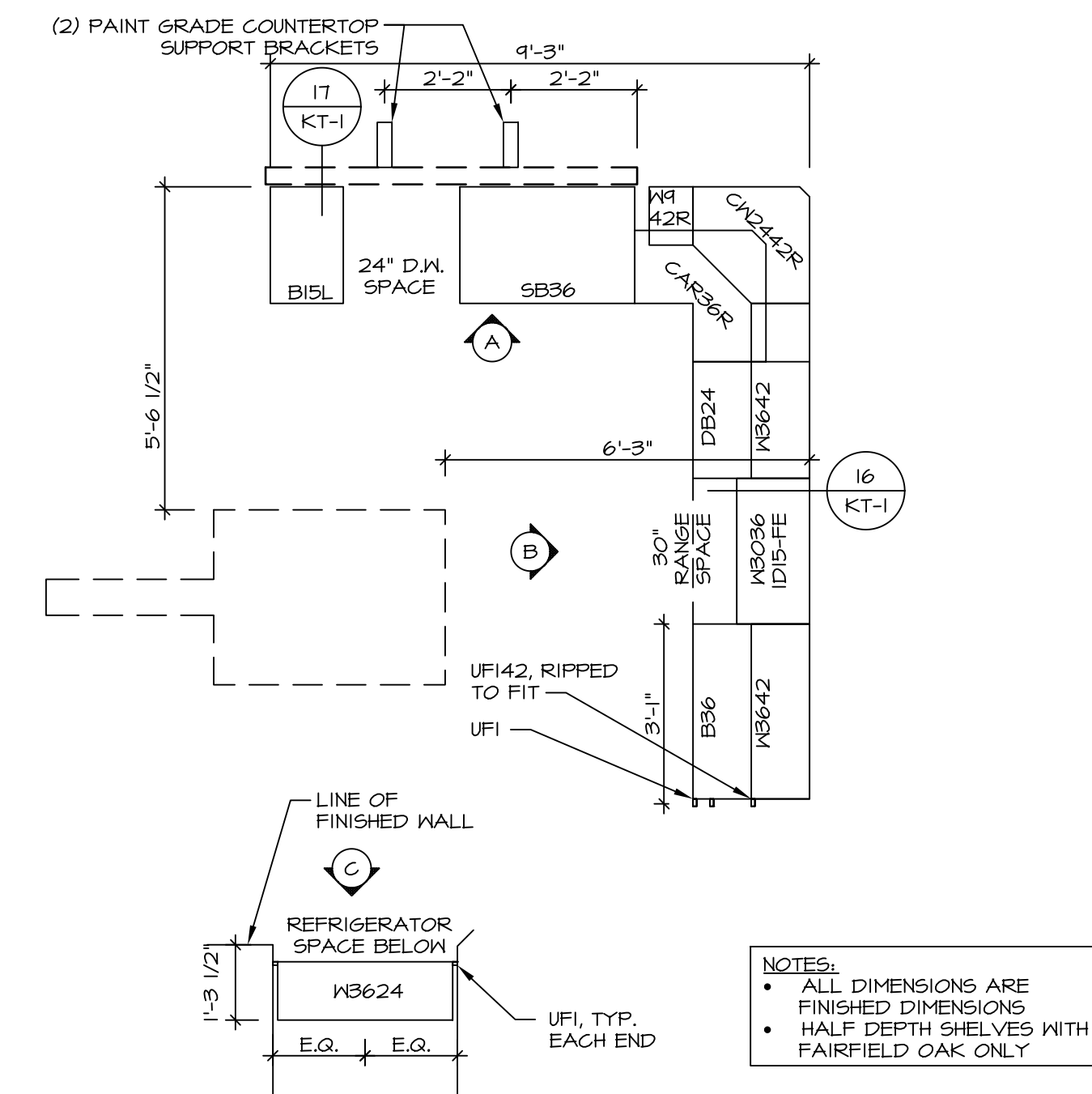


**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

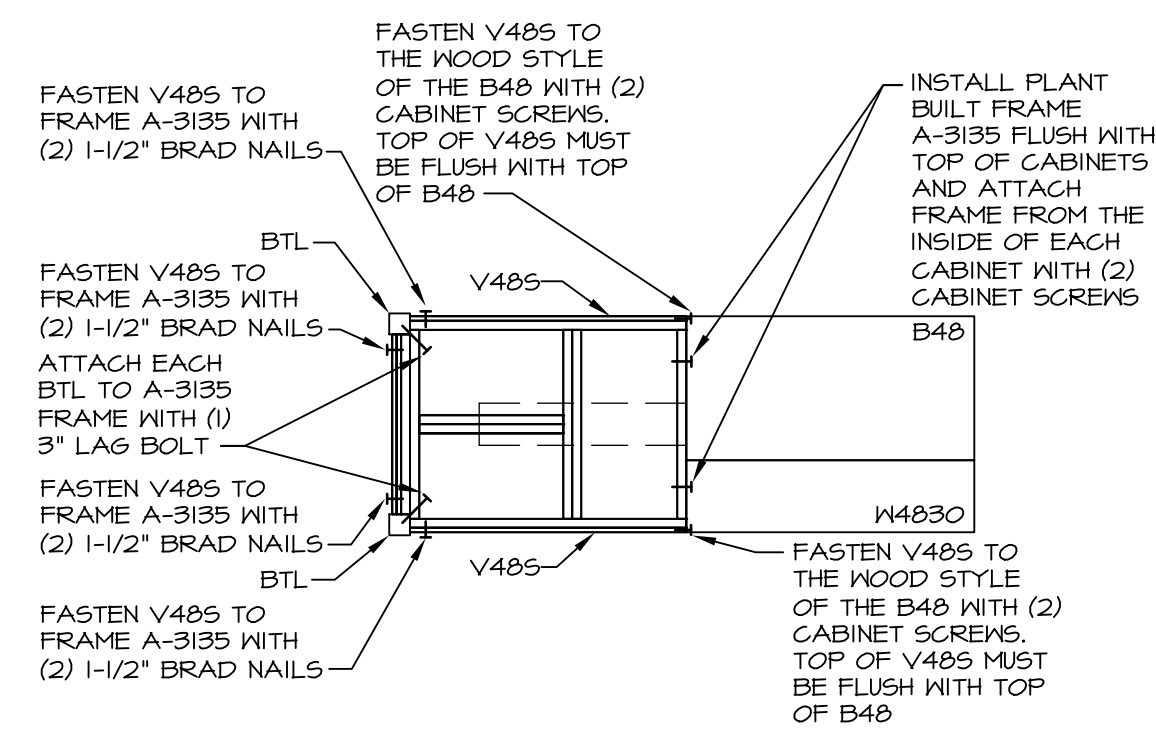
<b>SHEET NO.</b> A-8  <b>MODEL</b> VENICE <b>DRAWING TITLE</b> SECOND FLOOR PLAN <b>OPTION DESCRIPTION</b> 	<b>SET NO.</b> VNC00 <b>VERSION</b> 06 <b>DRAWN BY</b> 	<b>DATE:</b> 3/18/2015 <b>OPTION</b>												
	<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>REV. NO.</th> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08/05/16</td> <td>TM - DRAWING ALIGNMENT</td> </tr> <tr> <td>2</td> <td>01/24/17</td> <td>TM - STANDARD DETAILS 3.0</td> </tr> <tr> <td>3</td> <td>07/12/17</td> <td>SLS - T-PLY CONVERSION PROJECT</td> </tr> </tbody> </table>		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
	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												
 <b>NVR, Inc.</b> Architectural Services Architects 21 Park Plaza, Suite A Frederick, MD 21702		<small>NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied, or otherwise used in any way without the written consent of NVR, Inc.</small>												



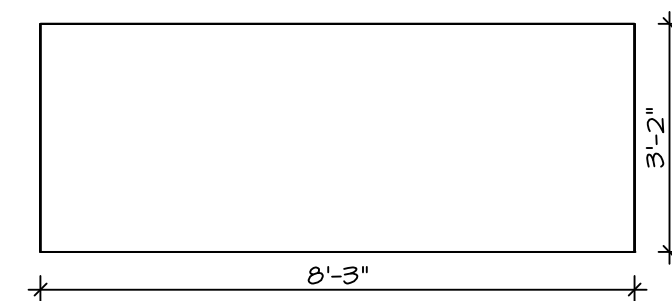
4 **COUNTERTOP PLAN - (KT-2920)**  
SCALE: 3/8" = 1'-0"  
STANDARD KITCHEN w/  
42" WALL CABINETS



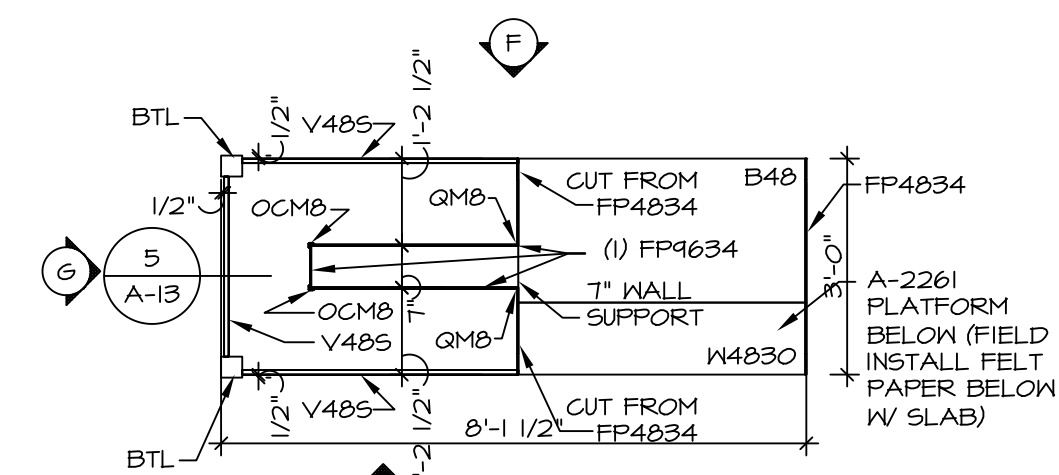
1 **CABINET PLAN - (KC-2920)**  
SCALE: 3/8" = 1'-0"  
STANDARD KITCHEN w/  
42" WALL CABINETS



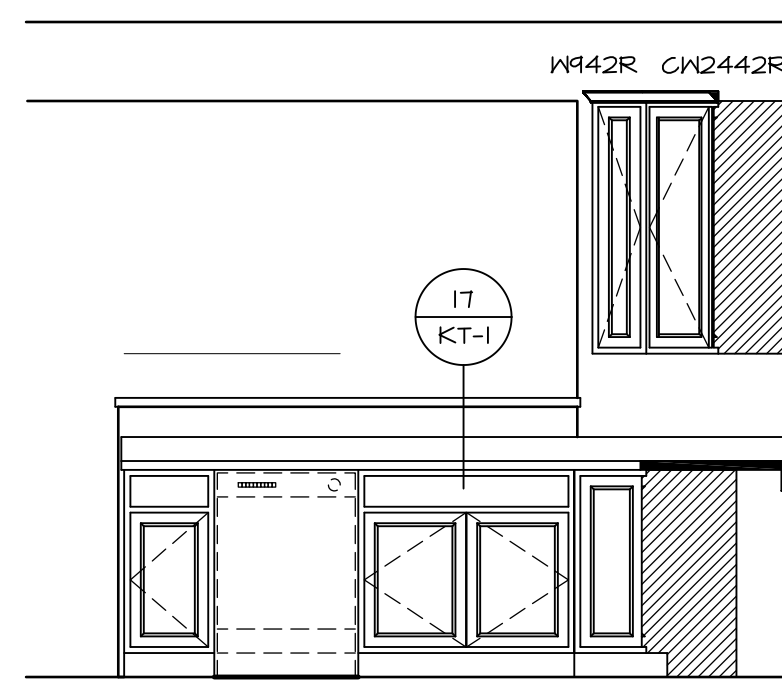
5 **COUNTERTOP SUPPORT FRAME**  
SCALE: 3/8" = 1'-0"



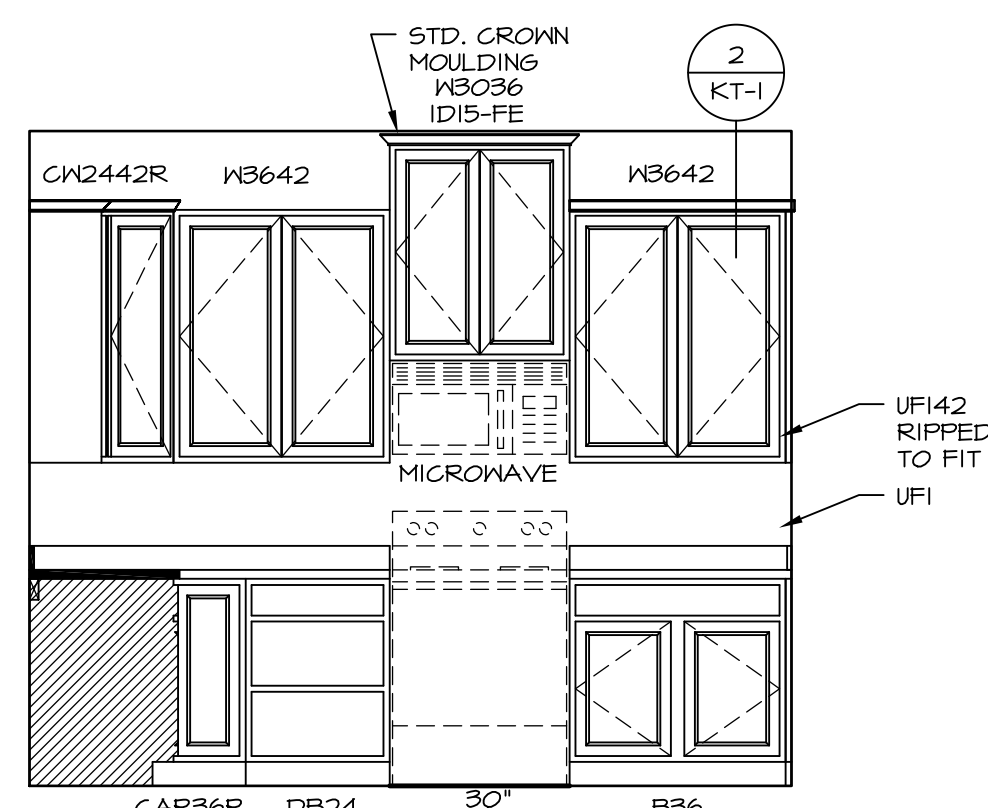
6 **COUNTERTOP PLAN - KT-3215**  
SCALE: 3/8" = 1'-0"  
GOURMET KITCHEN ISLAND "KFF"



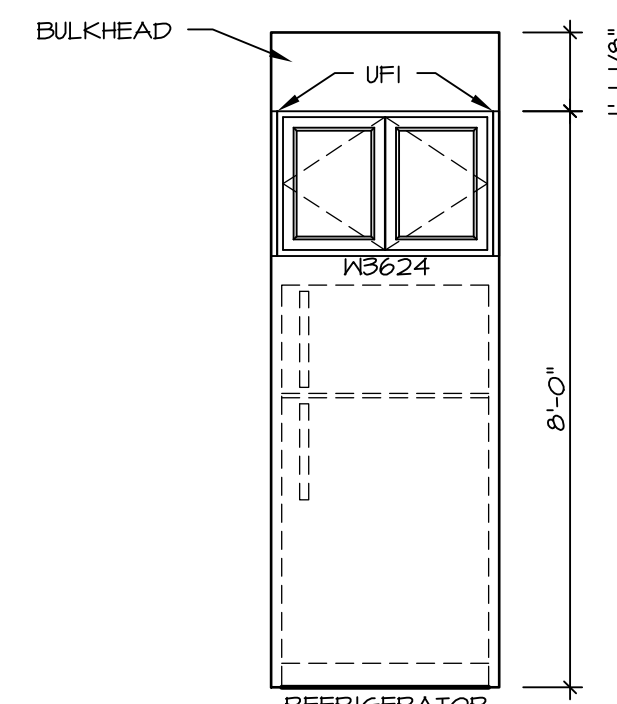
3 **KITCHEN CABINET PLAN - KC-3215**  
SCALE: 3/8" = 1'-0"  
GOURMET KITCHEN ISLAND "KFF"



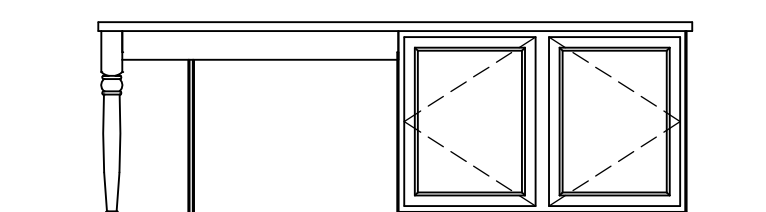
A **KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0"



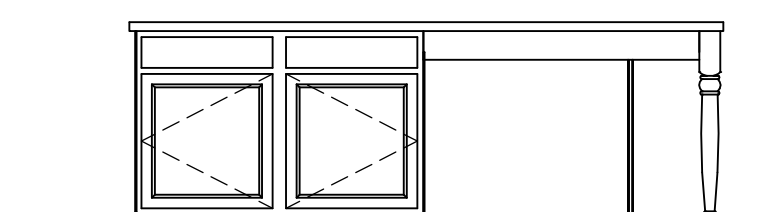
B **KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0"



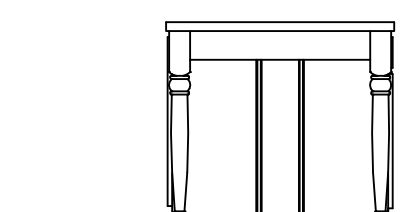
C **KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0"



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



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



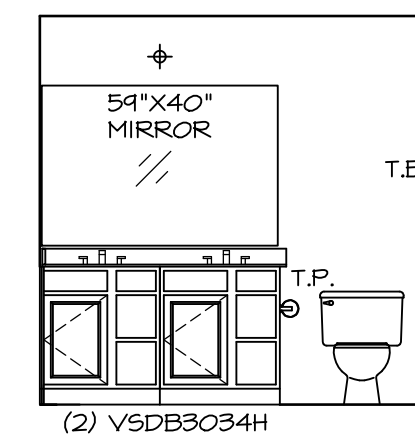
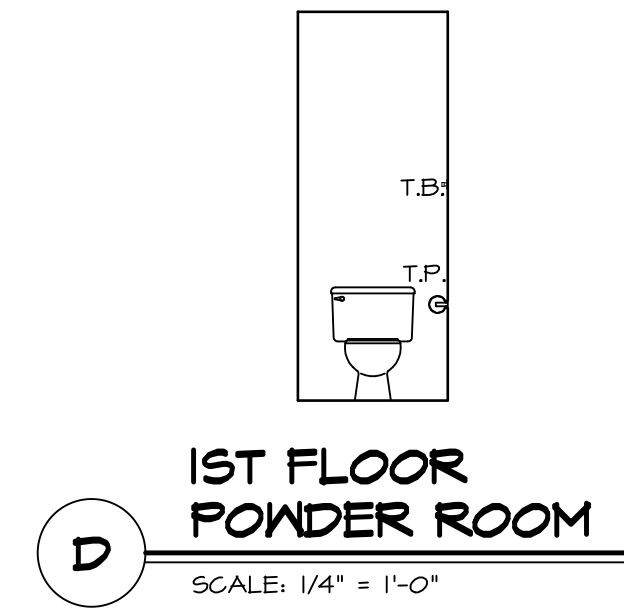
G **KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0"

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

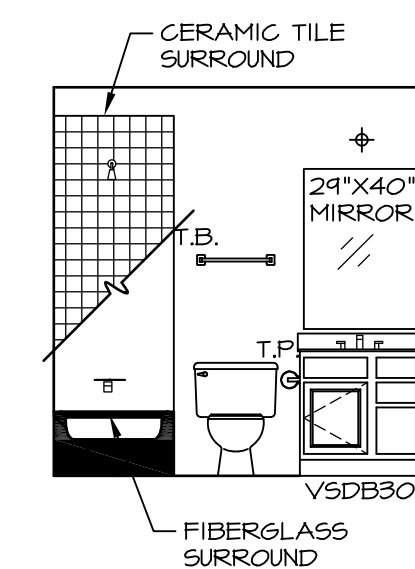
REV. NO.	DATE	DESCRIPTION
1	01/24/17	TRV - STANDARD DETAILS 3.0
REMARKS		
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**NOTES:**

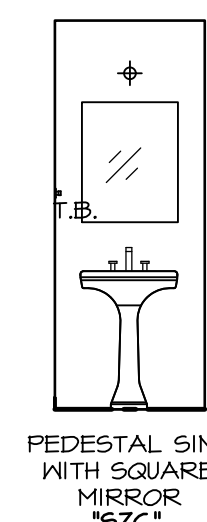
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-02 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



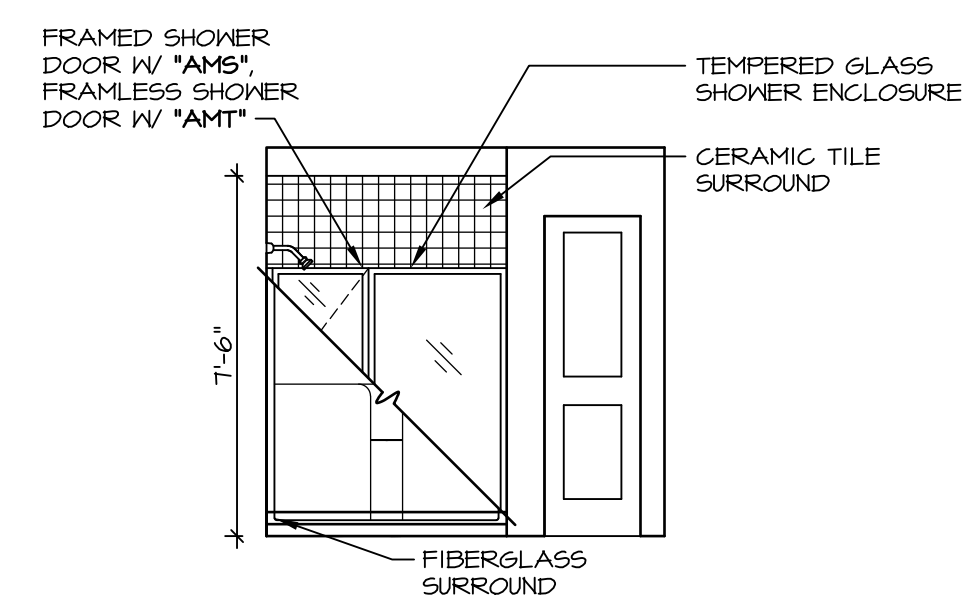
**G** OWNER'S BATH  
SCALE: 1/4" = 1'-0"



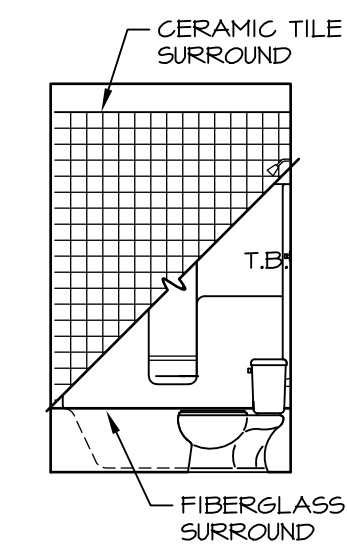
**F** 2ND FLOOR BATH #1  
SCALE: 1/4" = 1'-0"



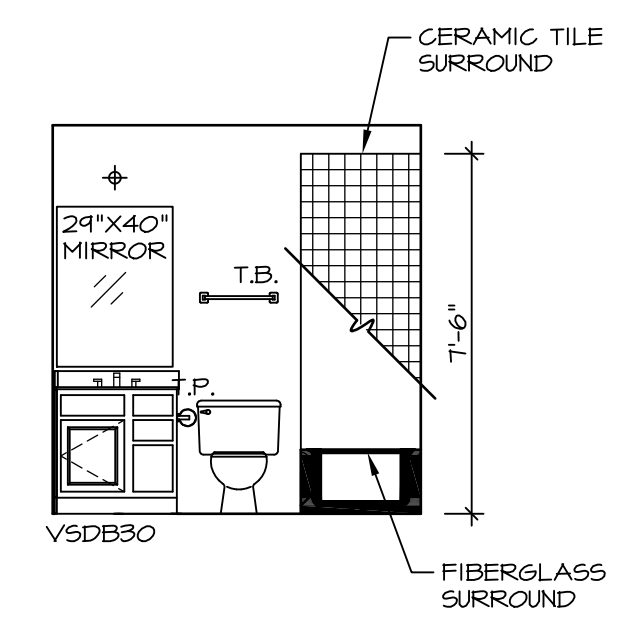
**L** 1ST FLOOR POWDER ROOM  
SCALE: 1/4" = 1'-0"  
NOTE: BATH ELEVATIONS ARE SHOWN PER PLAN.



**J** OWNER'S BATH  
SCALE: 1/4" = 1'-0"  
OWNER'S BATH TYPE A W/ SHOWER \*AMA\*



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



CEMENT BOARD

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