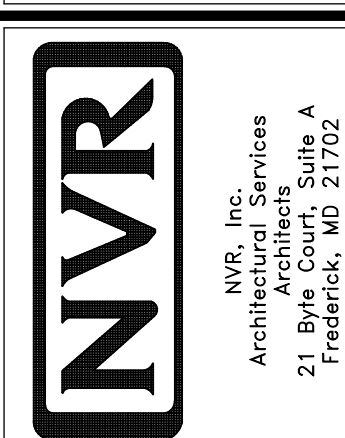


1
A-5 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL VENICE	SET NO. VNC00	OPTION DESCRIPTION	REMARKS
	DRAWING TITLE PLUMBING PLAN	VERSION 06		
36	DATE: 3/18/2015	DATE: 3/18/2015	OPTION	REMARKS
	DRAWN BY	DRAWN BY		



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C:\NVA\Solves\VENICE_VNC00_06\DCY-16-K423\521190\Sheets\Lot-Specific\36_A-5_PLMB_LS.dwg 08/23/17 - 5:26 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
B01	BEAM STEEL - W12X30	20'-2"	ELB, ELC, ELK, GCB, SRI, SXS, ZCN, ZCC	110	
B03-2	LVL - 04-04	11'-6 1/2"		106 / 174	1A, FIELD INSTALLED
B08-2	LVL - 18	15'-7"	MAA	123, 175	2A, FIELD INSTALLED
PF01-2	LVL - 11-04	14'-8"	GCB, ZCN	102	1A, 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	KAA		
J06	JACK - 2X4 SPF STUD GRADE	KAA		
J22	JACK - (2) 2X4 SPF STUD GRADE	GCB, ZCN	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	
J66	JACK - (6) 2X4 SPF#1	ELB, ELC, ELK, GCB, SRI, SXS, ZCN, ZCC	110	

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C06	STANCHION - 3 IN SCHED 40	4'-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-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:

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

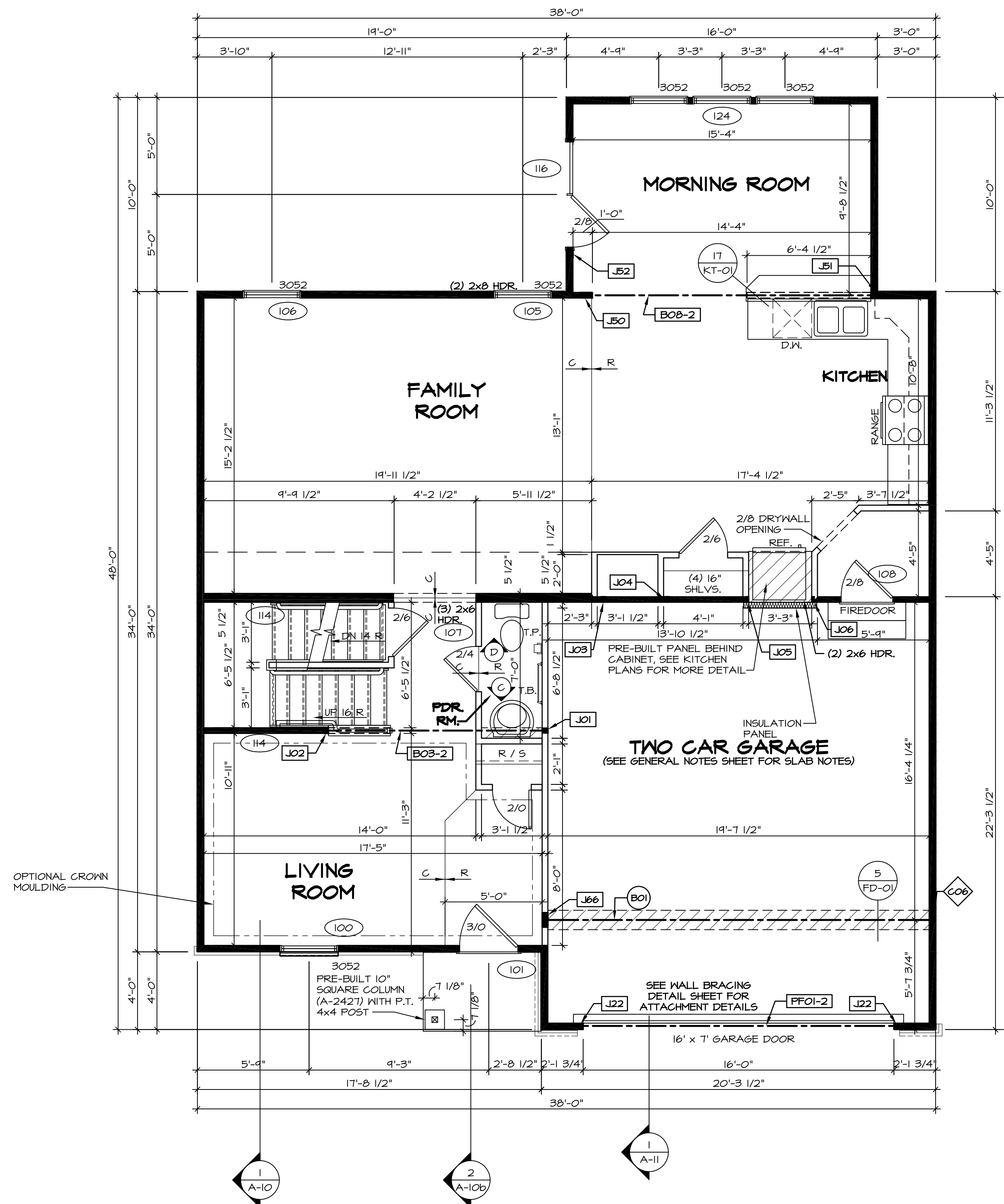
FLOOR PLAN NOTES

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-FLY, 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

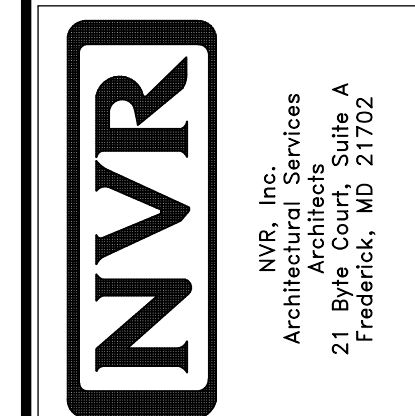
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



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

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	

SHEET NO. A-7	MODEL VENICE
DESCRIPTION FIRST FLOOR PLAN	
OPTION DESCRIPTION	

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

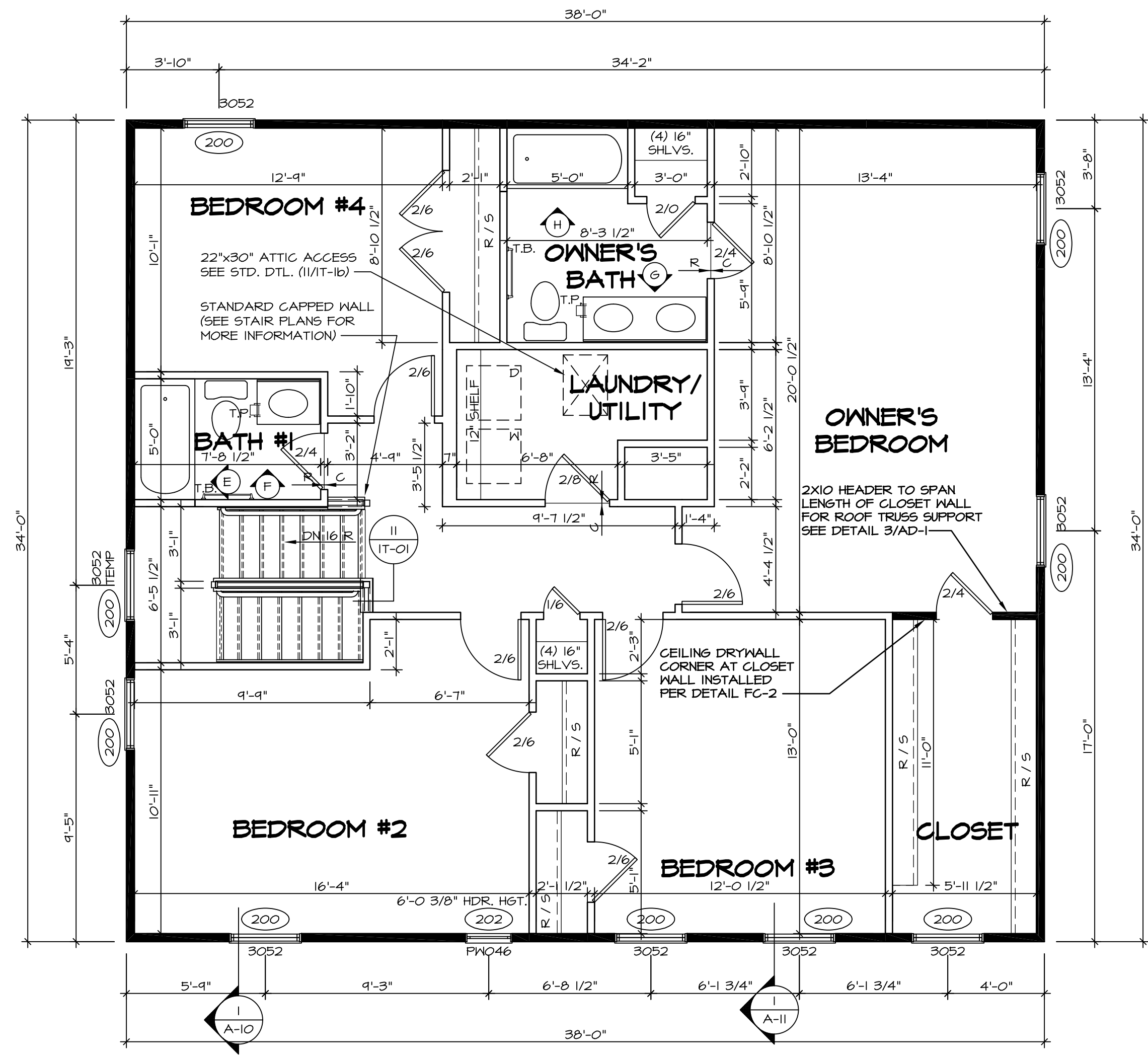
FLOOR PLAN NOTES RYAN

- 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.
- 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 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

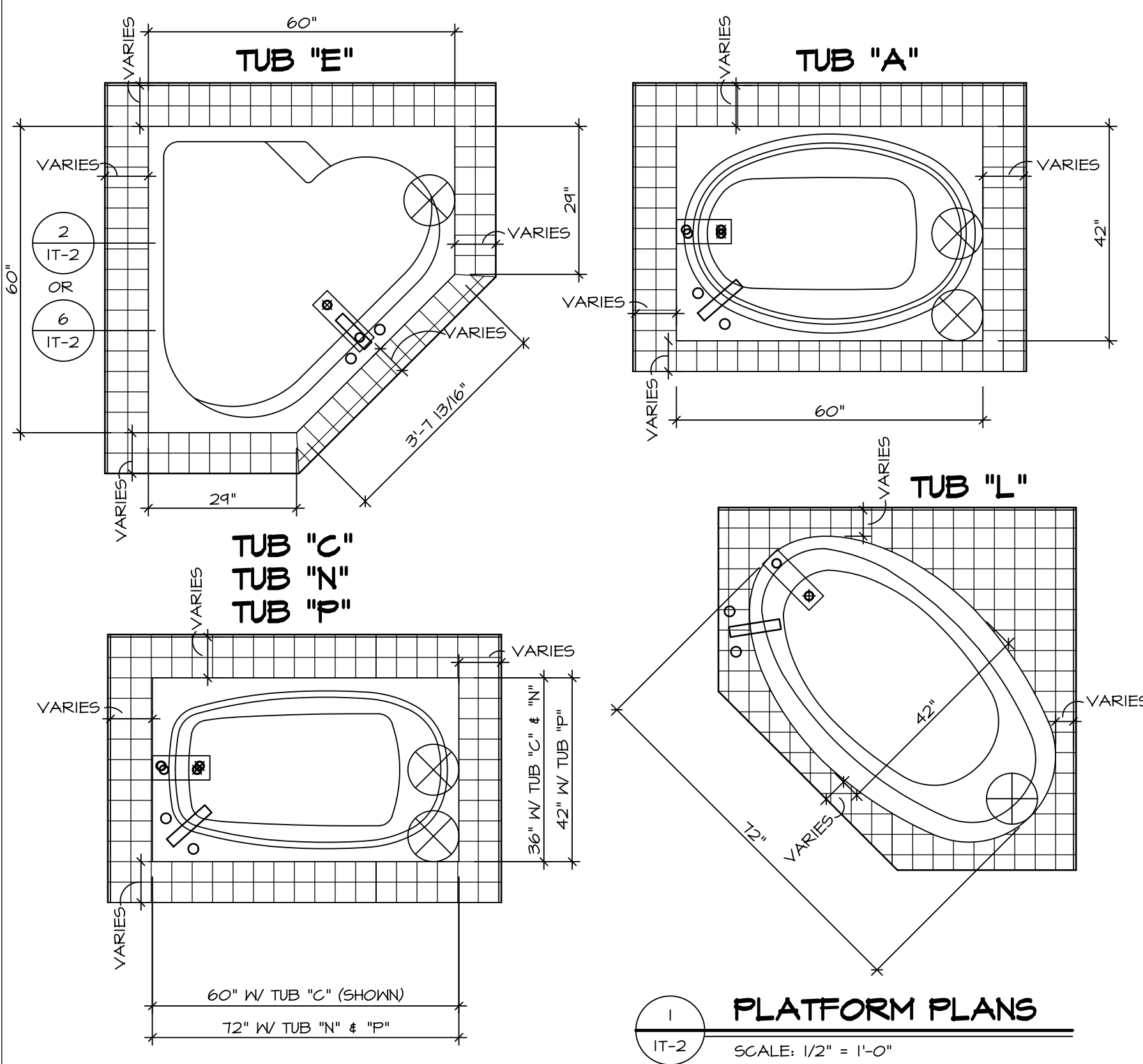
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS



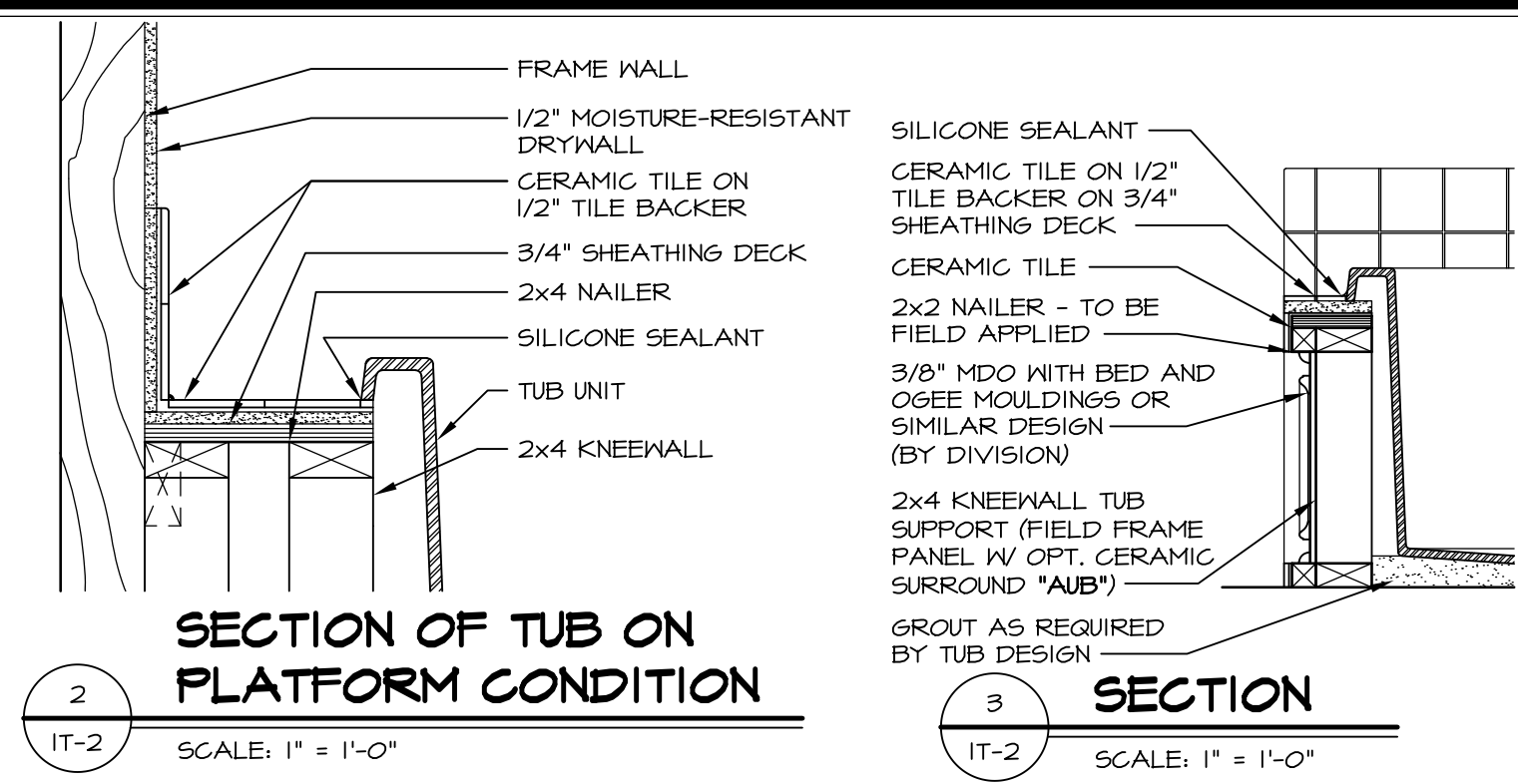
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-8 MODEL VENICE DRAWING TITLE SECOND FLOOR PLAN OPTION DESCRIPTION 	SET NO. VNC00 VERSION 06 DRAWN BY DATE: 3/18/2015 OPTION	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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	<p>NVR Architectural Services 21 Park Plaza, Suite A Frederick, MD 21702</p>	

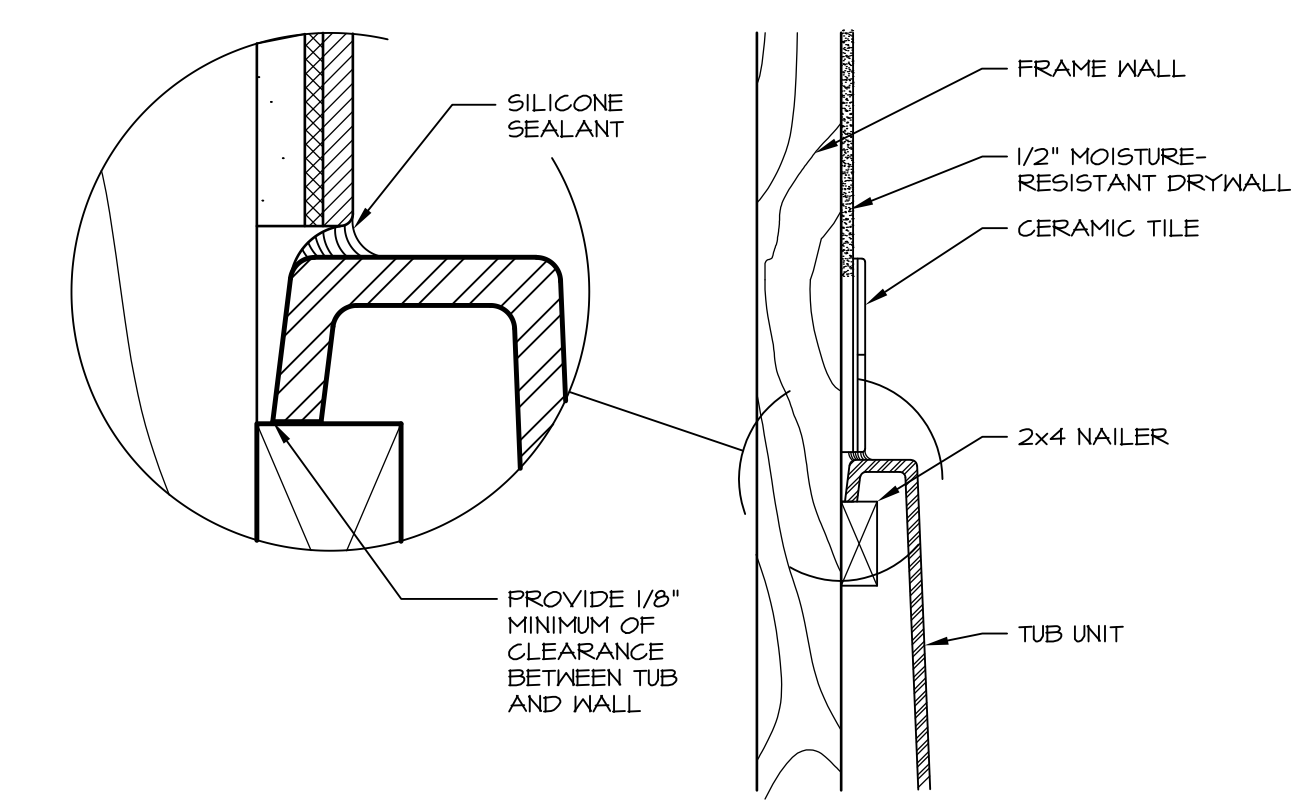


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

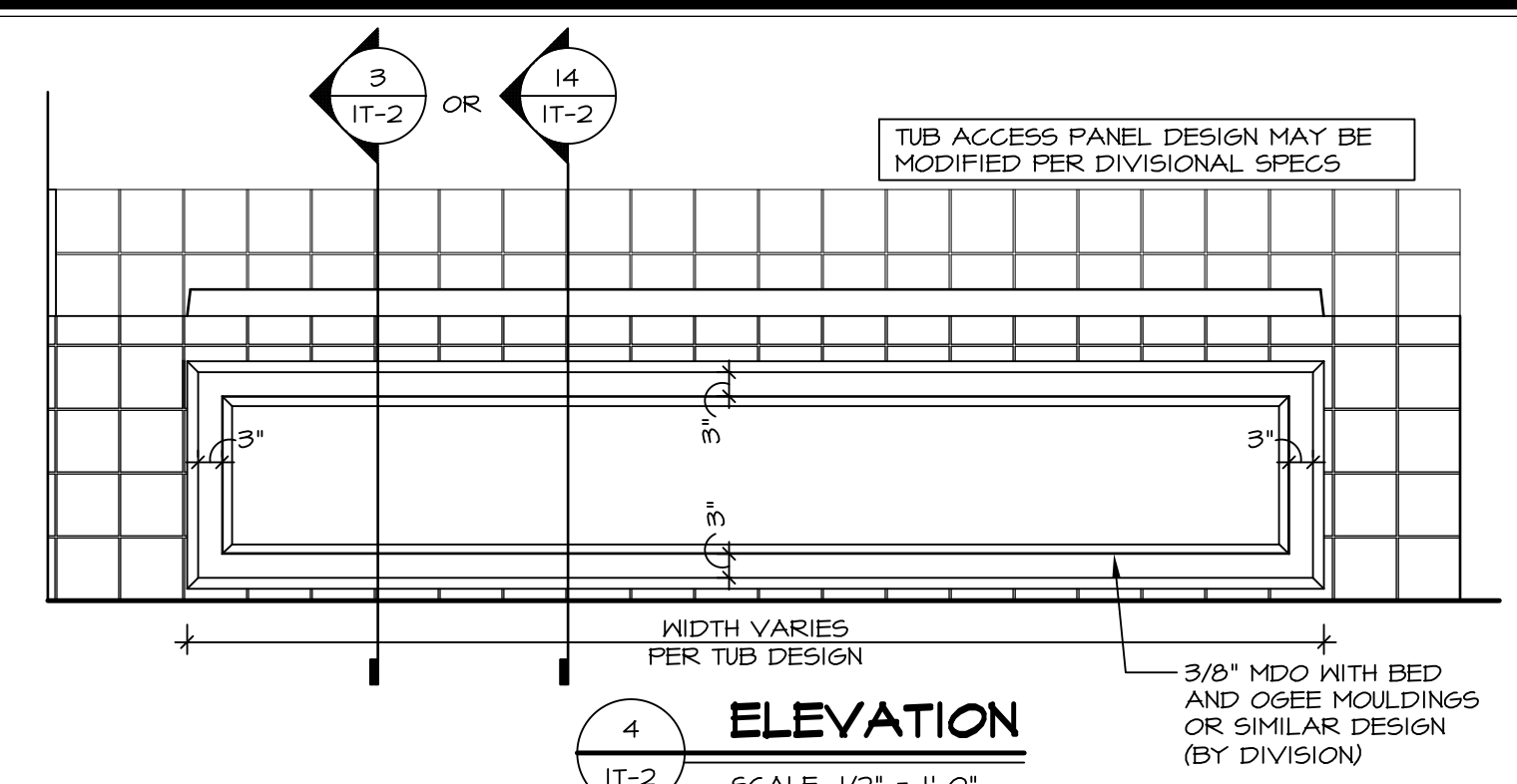
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/ STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/ STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/ STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/ STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/ STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/ STERLING	18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



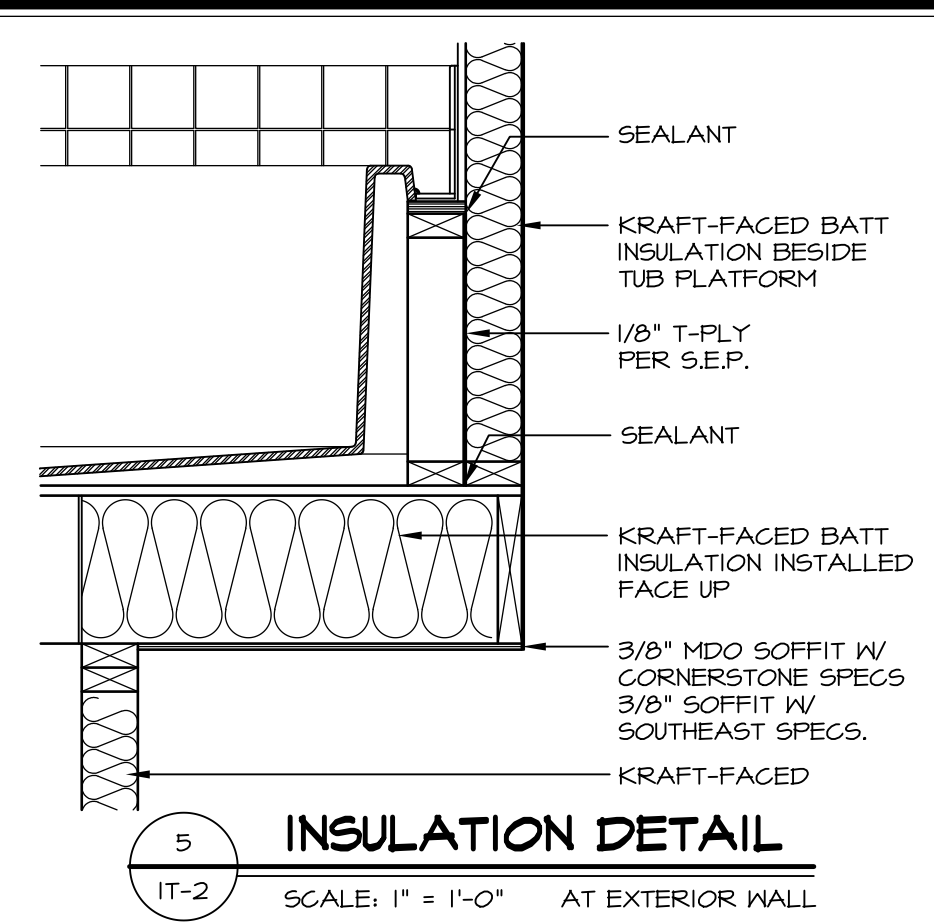
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



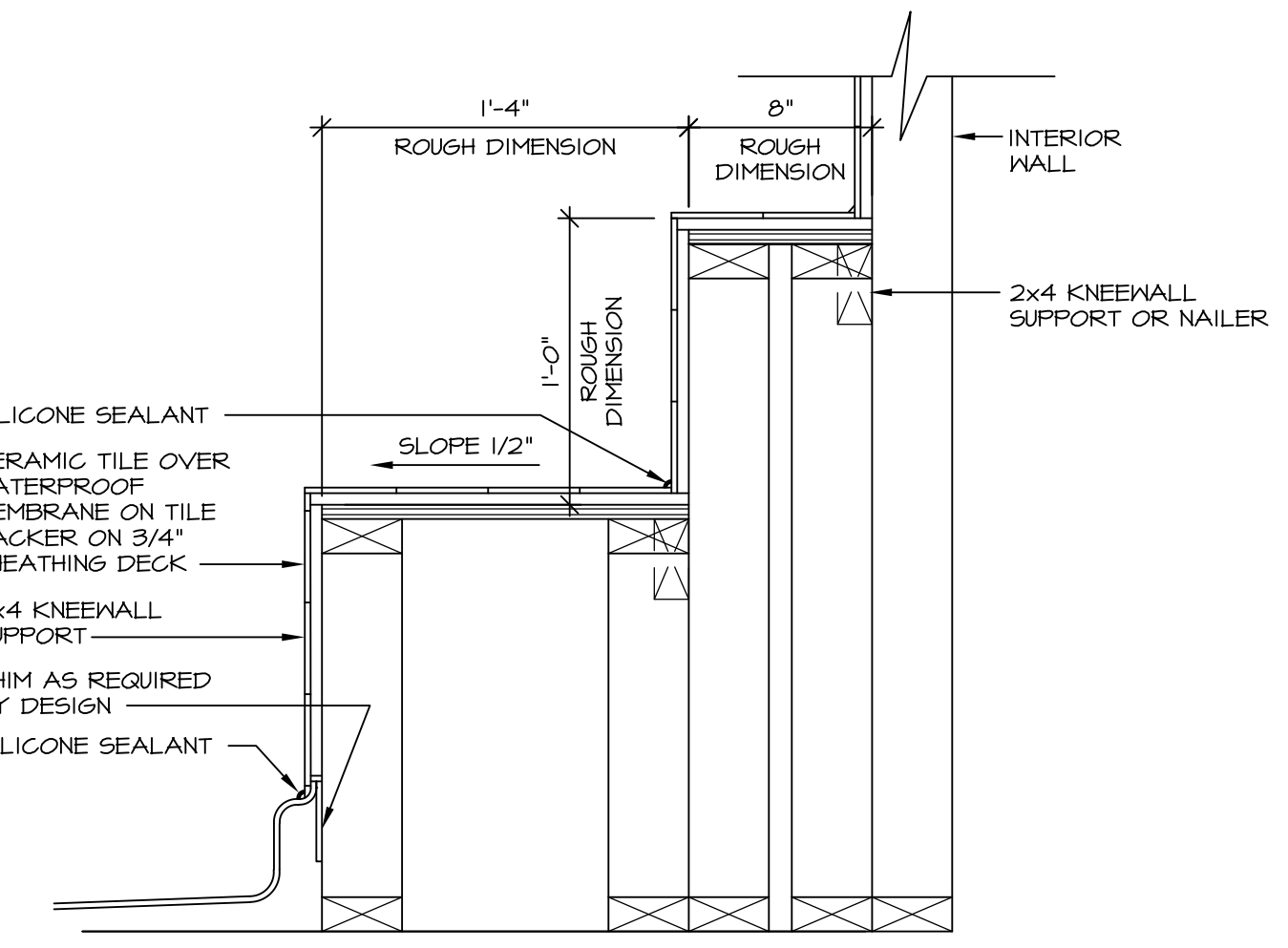
3 SECTION OF TUB TO WALL CONDITION
SCALE: 1 1/2" = 1'-0"



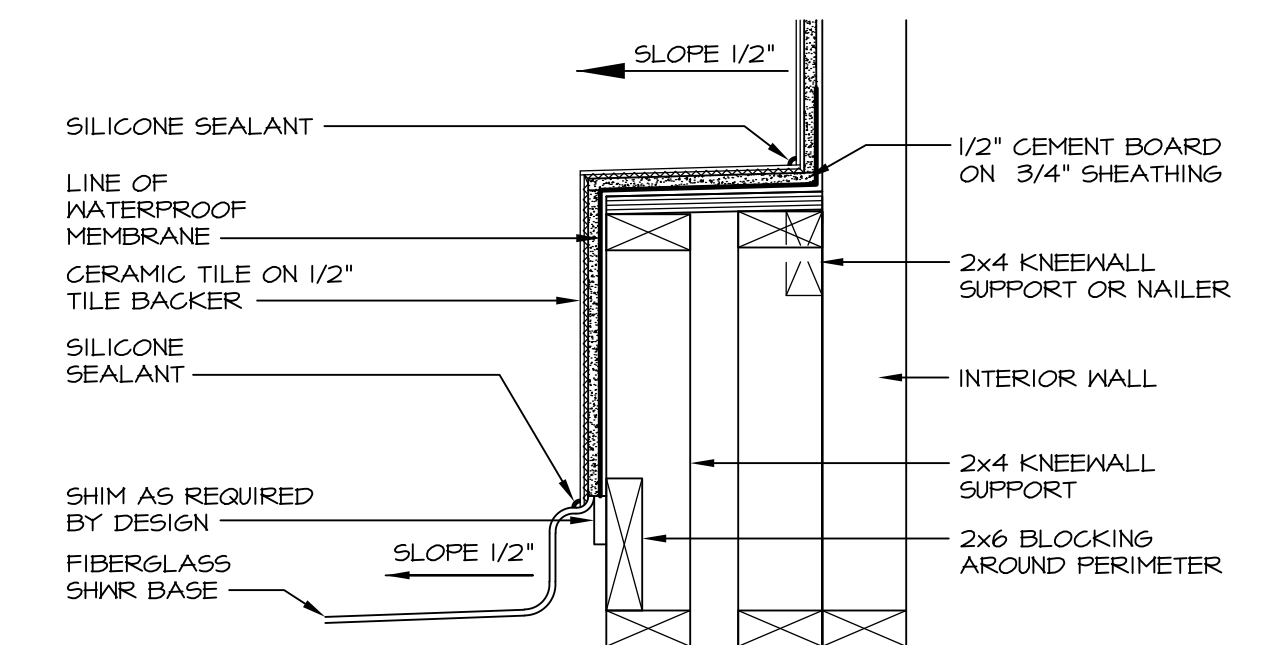
4 ELEVATION
SCALE: 1/2" = 1'-0"



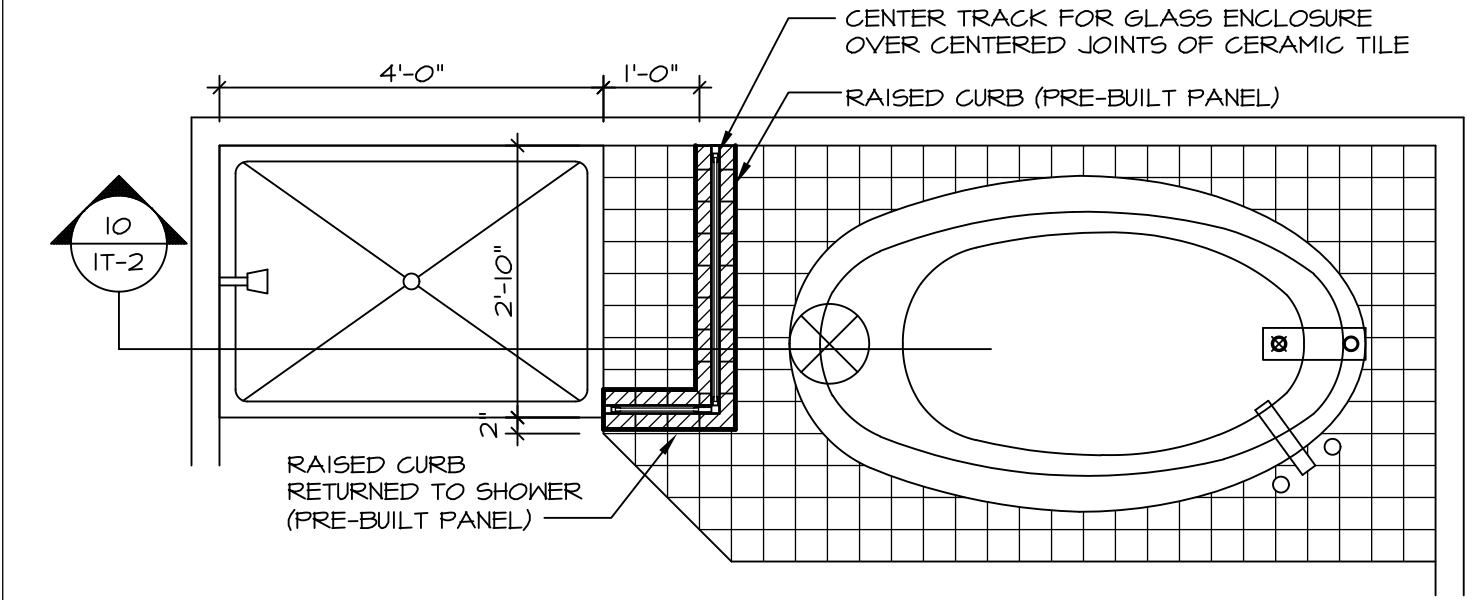
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



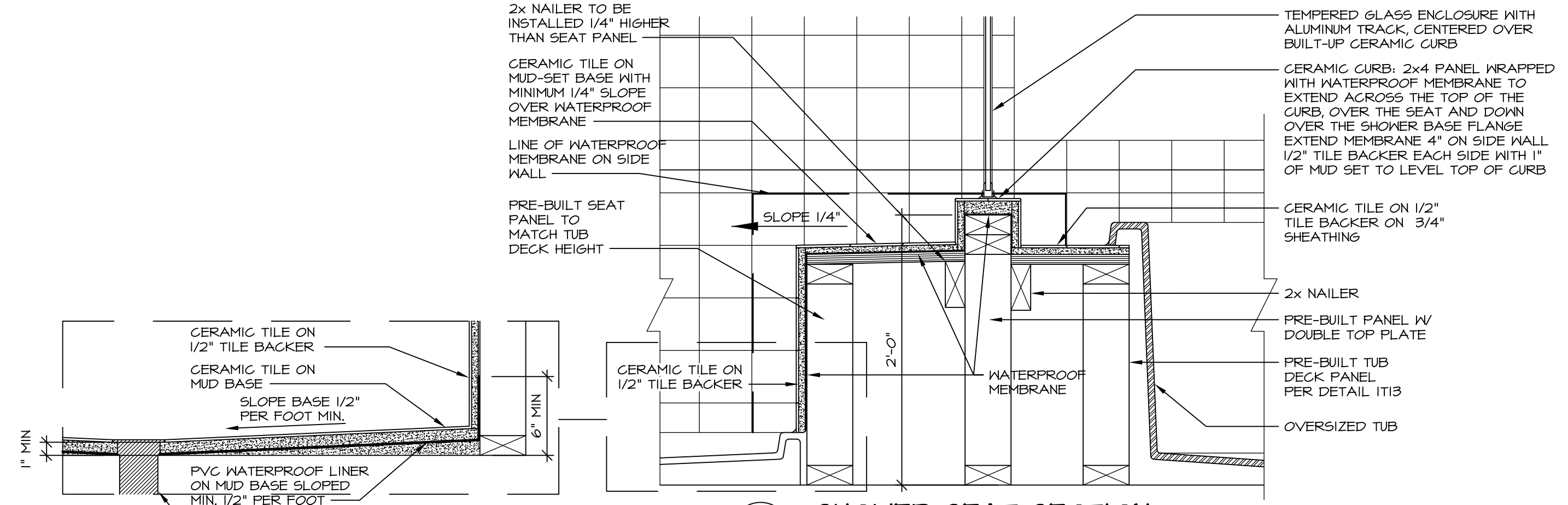
7 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1 1/2" = 1'-0"



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



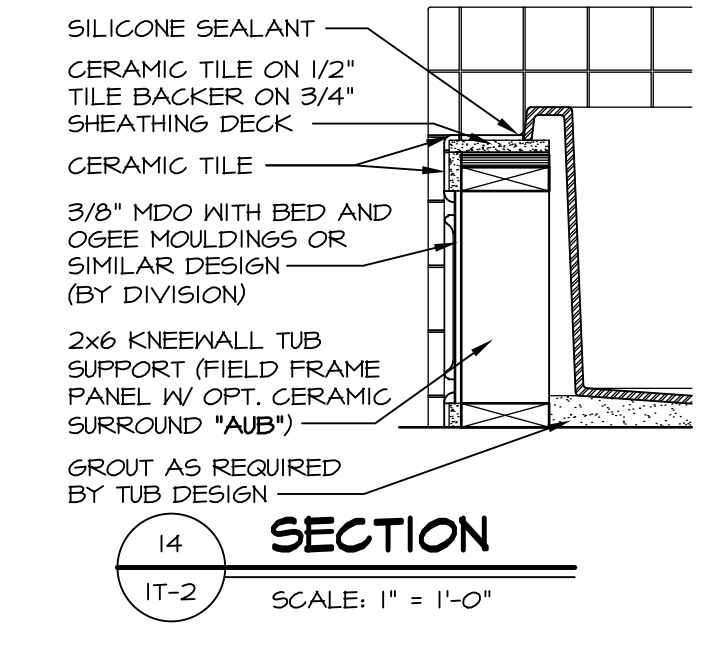
9 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



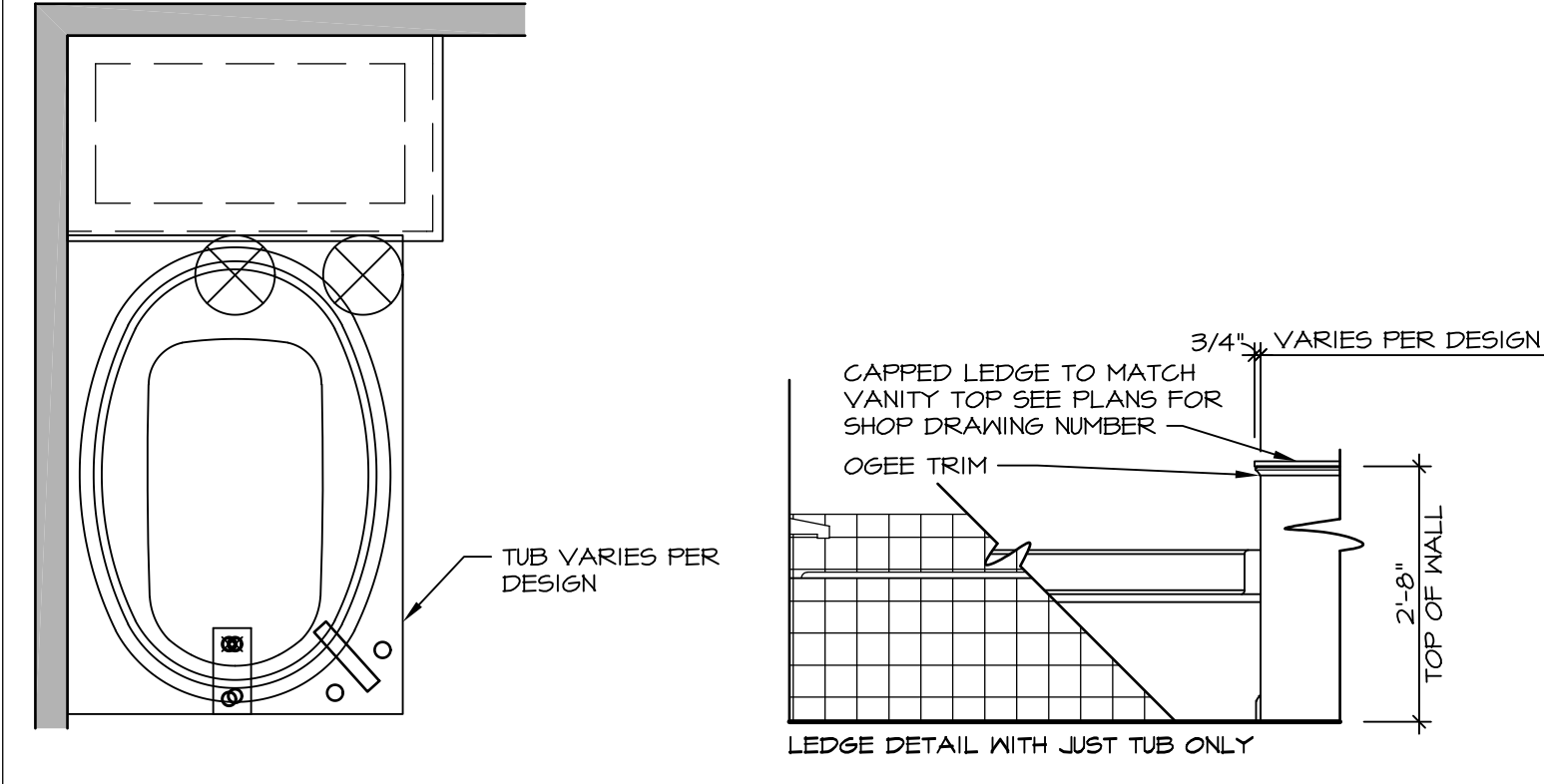
10 SHOWER SEAT SECTION
SCALE: 1-1/2" = 1'-0"



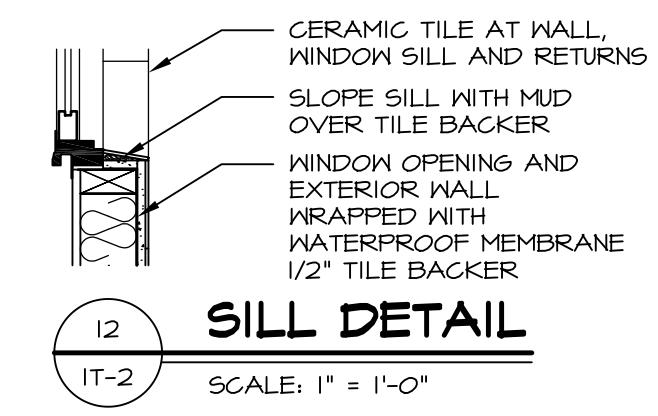
11 ALTERNATE SHOWER PAN DETAIL



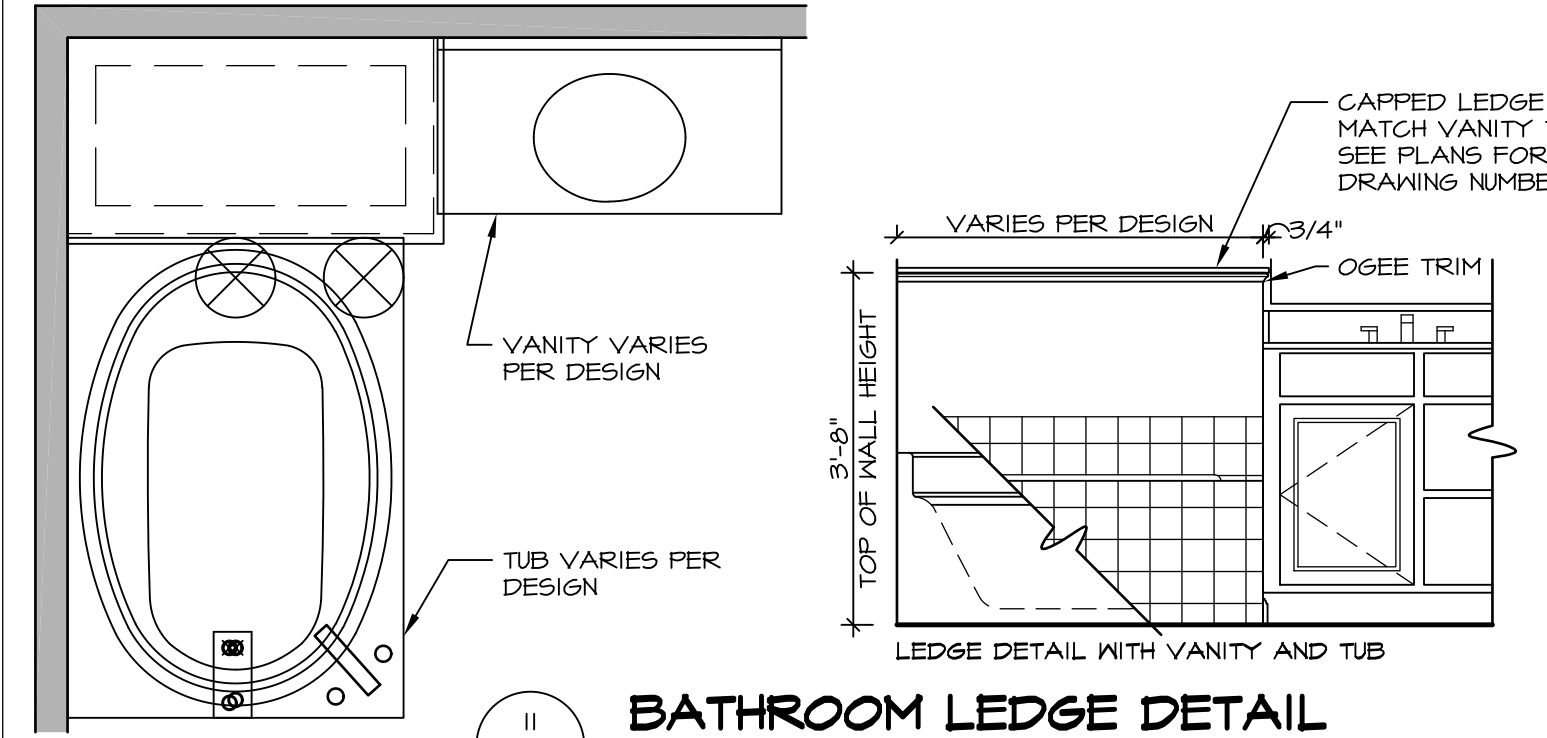
14 SECTION
SCALE: 1" = 1'-0"



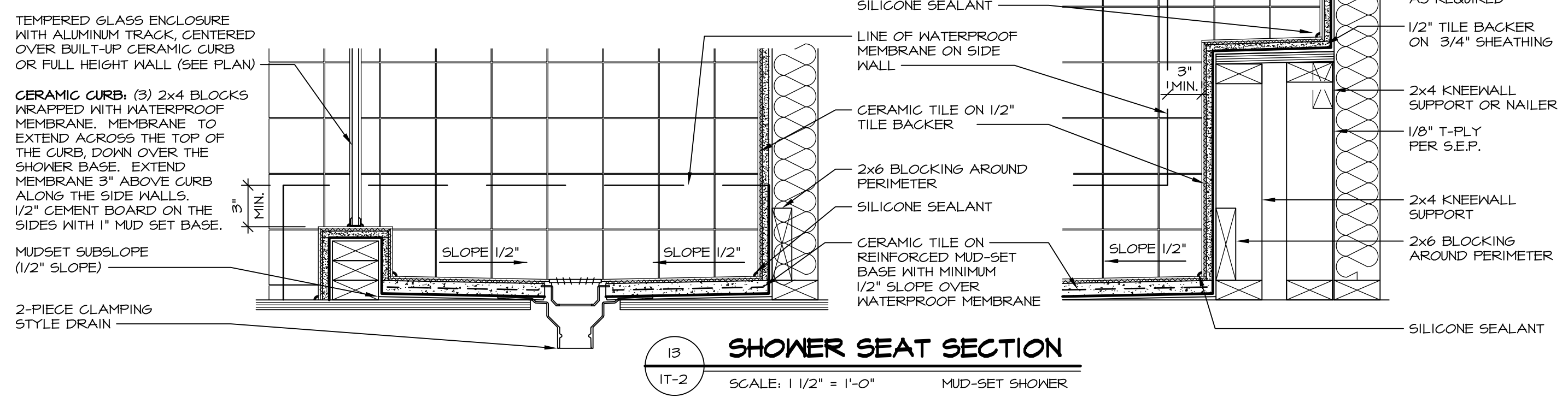
12 BATHROOM LEDGE DETAIL
SCALE: 1/2" = 1'-0"



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



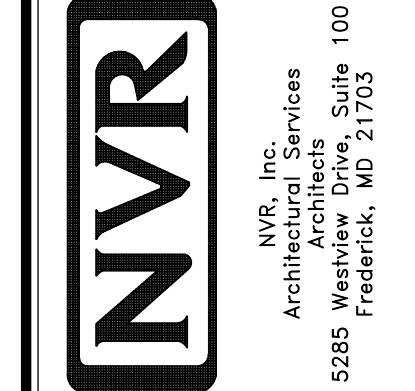
11 BATHROOM LEDGE DETAIL
SCALE: 1/2" = 1'-0"



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

REV. NO. DATE
5/11/17 EBP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (CBS #5 8414)

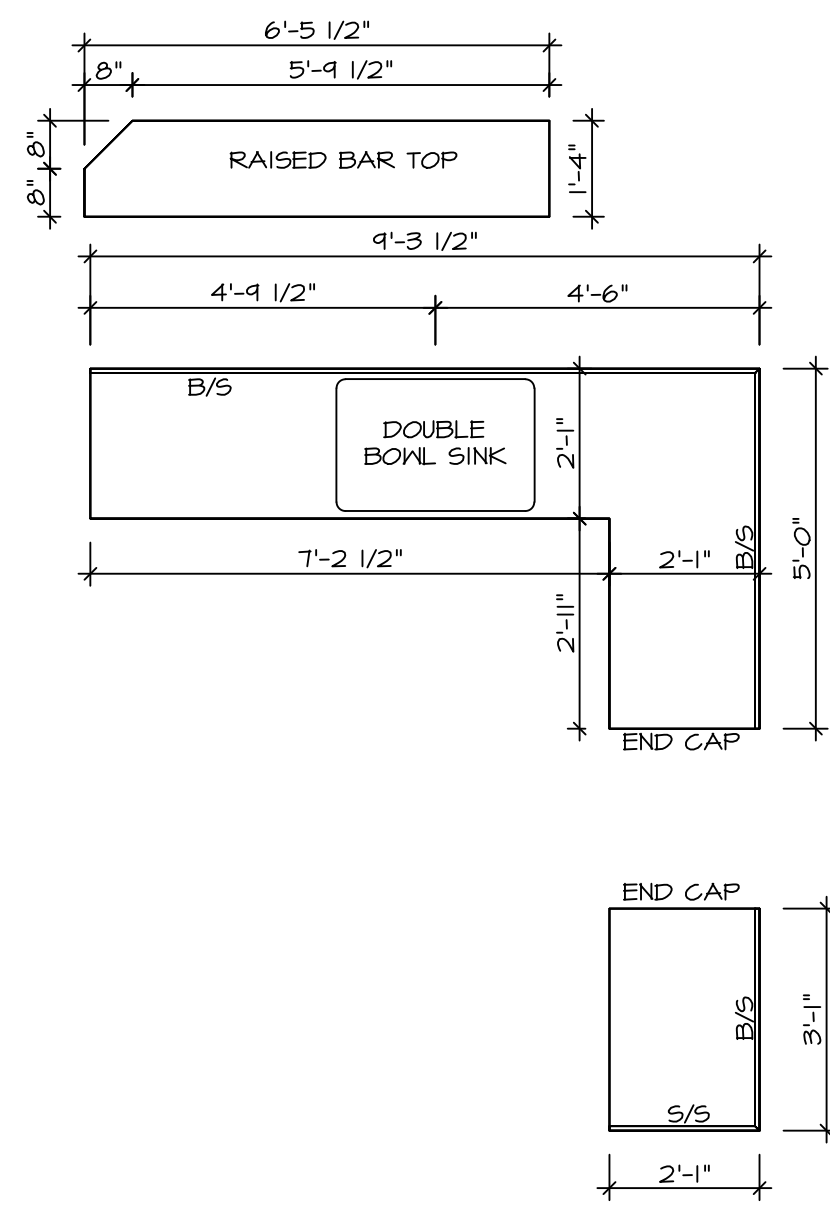
REMARKS



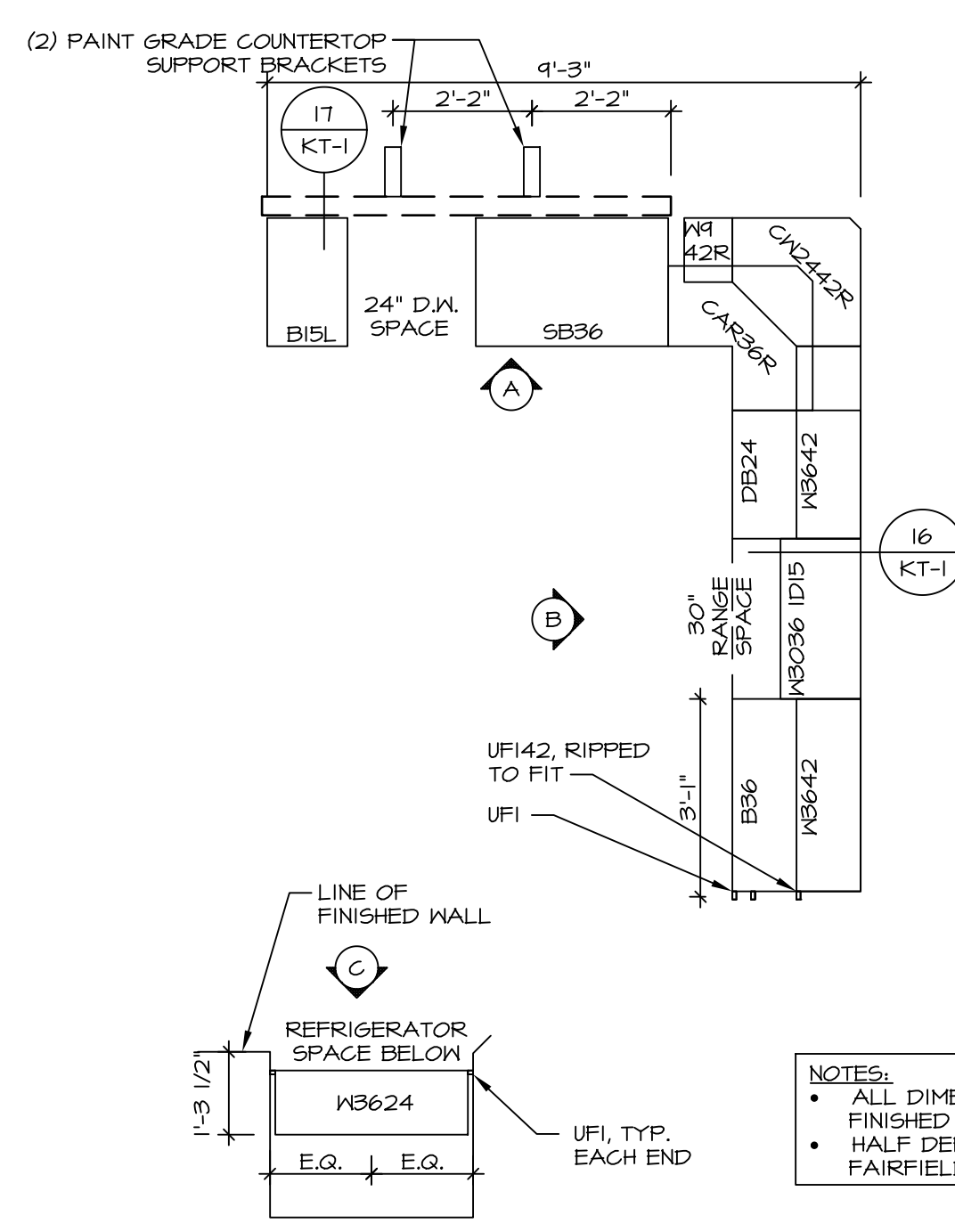
SET NO. NVR
VERSION
DRAWN BY
DATE:
OPTION

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

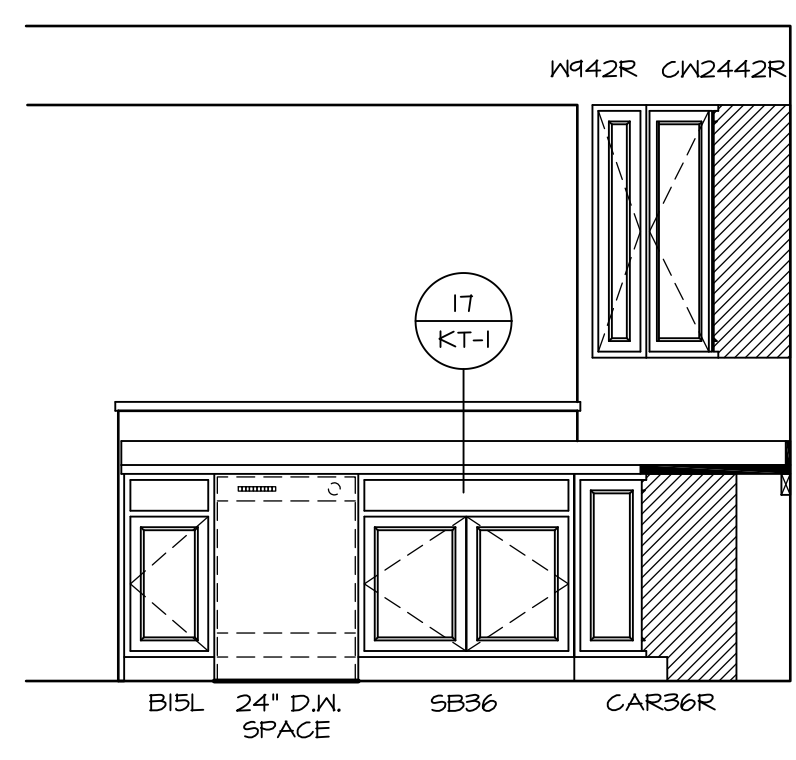
SHEET NO.
IT-2



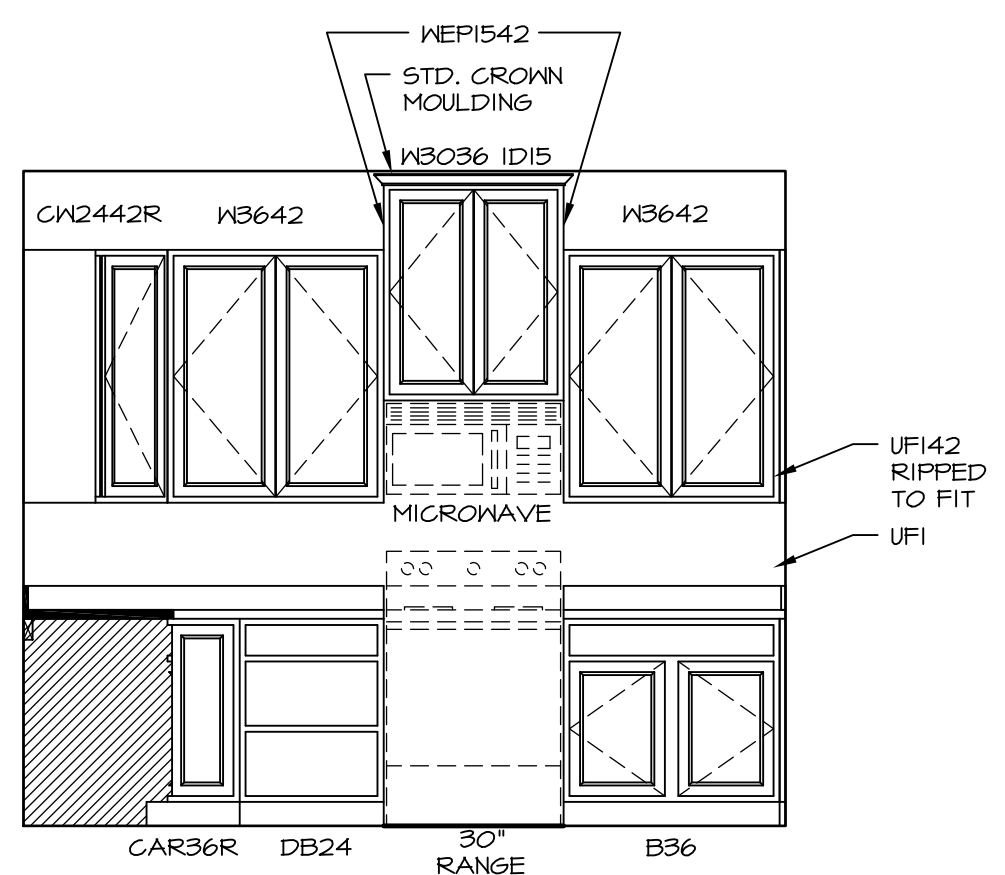
4 COUNTERTOP PLAN - (KT-2920)
 SCALE: 3/8" = 1'-0"
 STANDARD KITCHEN w/
 42" WALL CABINETS



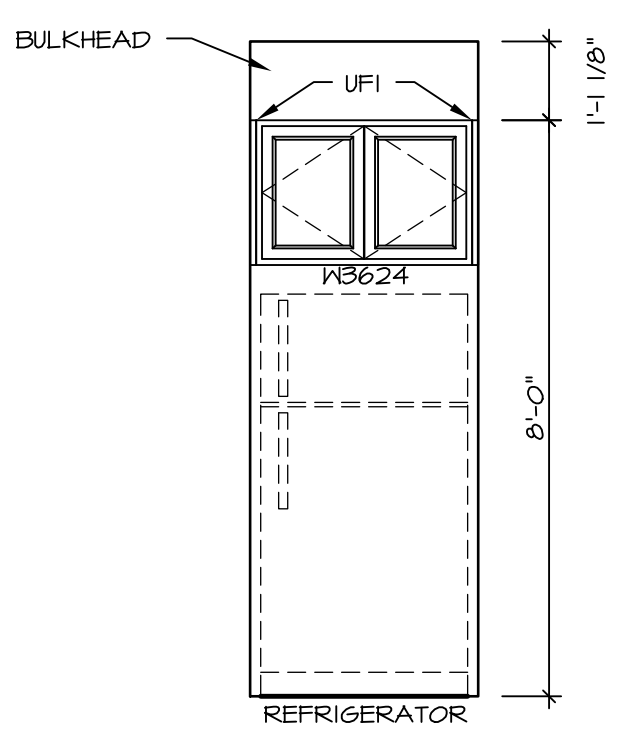
1 CABINET PLAN - (KC-2920)
 SCALE: 3/8" = 1'-0"
 STANDARD KITCHEN w/
 42" WALL CABINETS



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



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

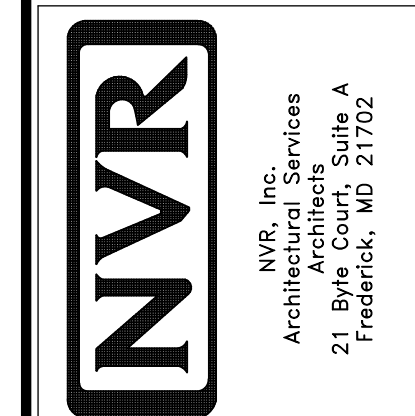


C KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"

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

REV. NO.	DATE	REMARKS
1	01/24/17	ITN - STANDARD DETAILS 5.0

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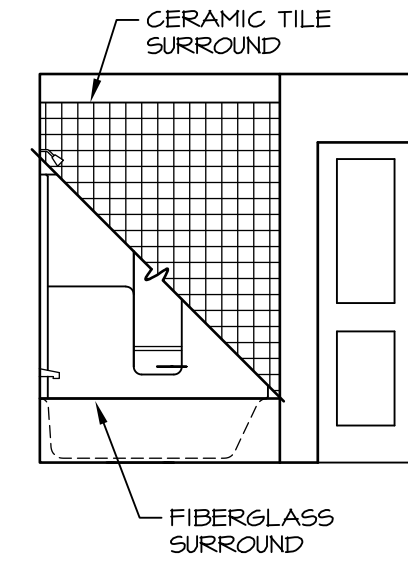


SET NO. VNC00	VERSION 06
DRAWN BY	DATE: 3/18/2015
OPTION	OPTION

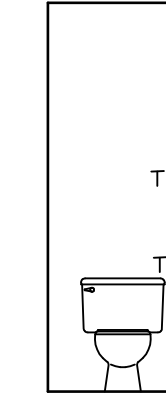
SHEET NO. A-13	MODEL VENICE	DRAWING TITLE KITCHENS
58	OPTION DESCRIPTION	

NOTES:

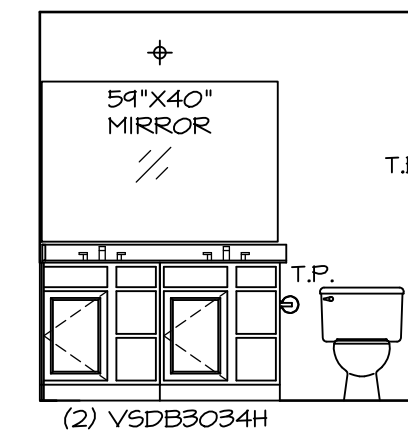
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-02 FOR TUB AND SHOWER DETAILS.
4. ALL VSDDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



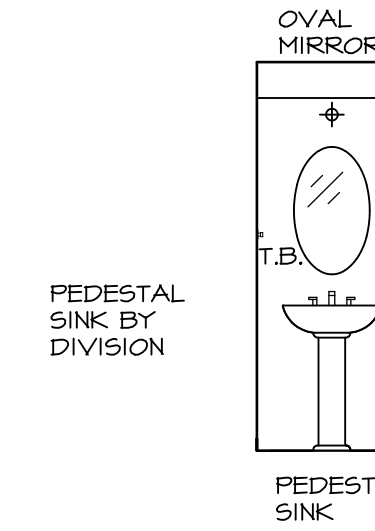
H OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH
TYPE B W/ STANDARD
TUB "AMB"



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

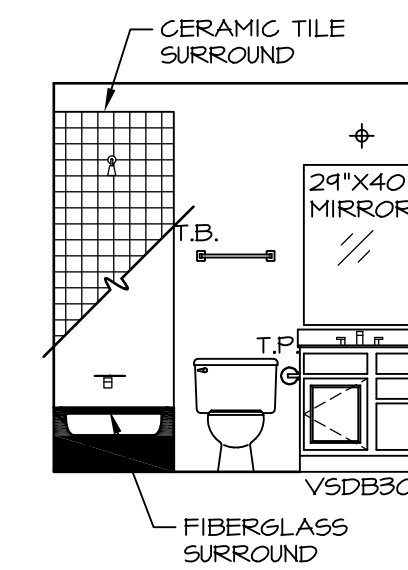


G OWNER'S BATH
SCALE: 1/4" = 1'-0"

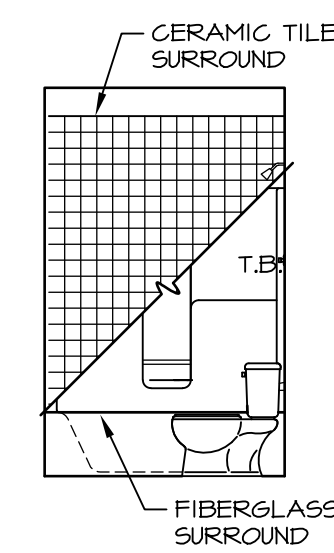


C 1ST FLOOR
POWDER ROOM
SCALE: 1/4" = 1'-0"

NOTE:
BATH ELEVATIONS
ARE SHOWN PER PLAN.



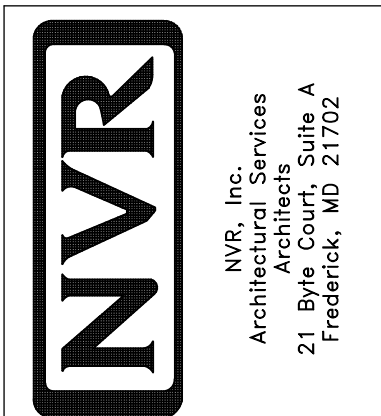
F 2ND FLOOR
BATH #1
SCALE: 1/4" = 1'-0"



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 S.O.

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

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