

**PLUMBING PLAN**

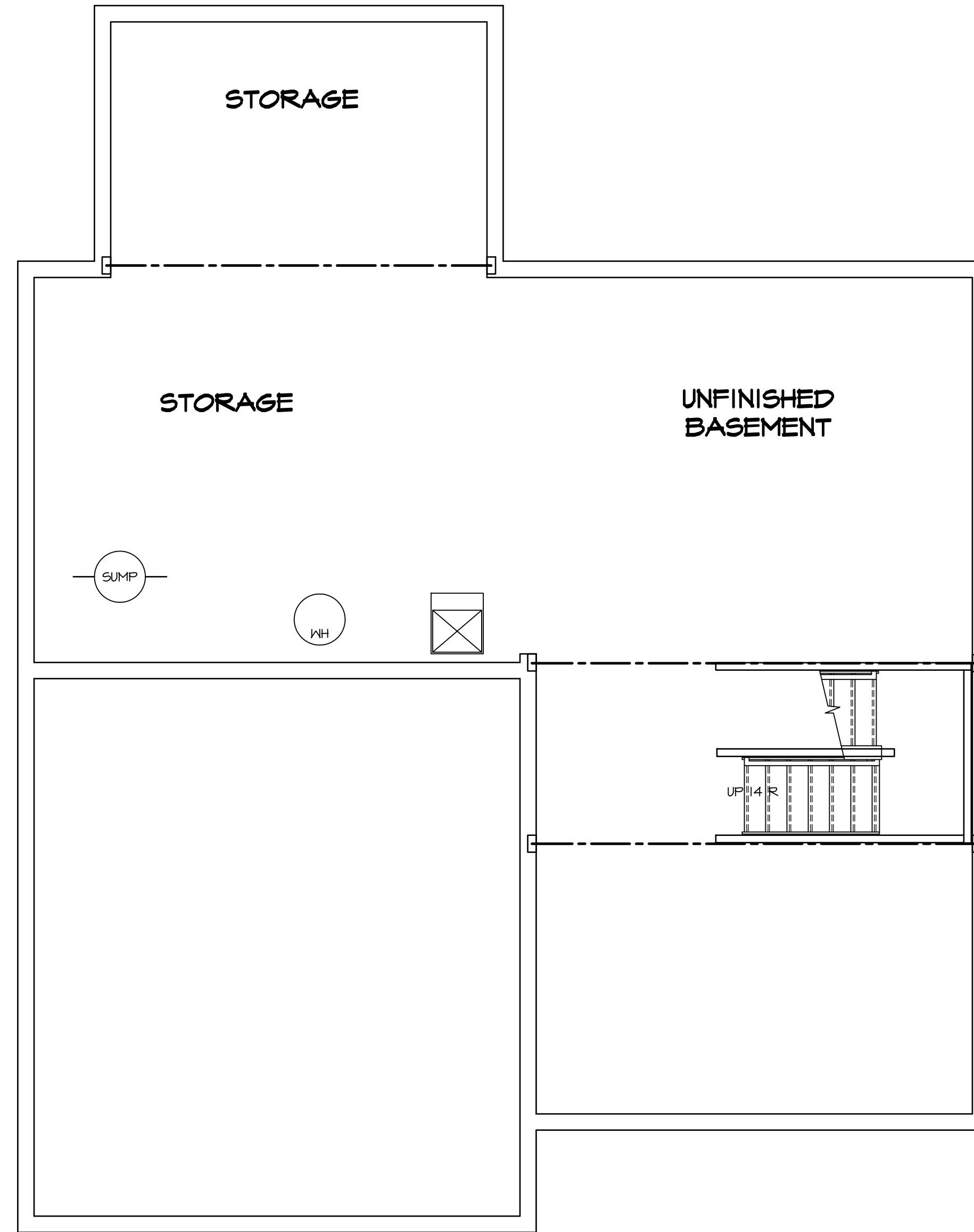
SCALE: 1/4" = 1'-0"

SHEET NO.	<b>A-5</b>
MODEL	<b>VENICE</b>
DRAWING TITLE	<b>PLUMBING PLAN</b>
OPTION DESCRIPTION	
OPTION	<b>36</b>

**NVR**  
 NVR, Inc.  
 Architectural Services  
 Architects  
 21 Park View, 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 "IT" 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-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

REVISIONS	DATE	DESCRIPTION	BY	CHECKED	DATE	DESCRIPTION	BY	
1	08/05/16	TH - DRAWING ALIGNMENT						
2	01/24/17	TH - STANDARD DETAILS 3.0						
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<p style="font-size: x-small;">NVR, Inc. Architectural Services Architects 21 Bay Street, Suite A Frederick, MD 21702</p>								
MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION			
VENICE	VNC00	06	A-6	3/18/2015	OPTION			
DRAWING TITLE	BASEMENT FLOOR PLAN							
OPTION DESCRIPTION								
SHEET NO.	A-6						37	

**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 / 114	1A, FIELD INSTALLED
B04	BEAM STEEL - N12X14	20'-2"	ELE, EVM, GCB, ZCM	125, 126, 143	
B06	BEAM STEEL - N12X14	20'-2"	ELE, GCB, ZCM, ZCC	143	
B07	BEAM STEEL - N12X8	20'-2"	ELE, GCB, ZCM, ZCC	110	
B08-2	LVL - 18	15'-1"	MAA	123, 115	2A, FIELD INSTALLED
PFO1-2	LVL - 11-04	14'-8"	GCB, ZCM	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		
J17	JACK - (3) 2X4 SPF STUD GRADE	ELE, EVM, GCB, ZCM	125, 126	
J18	JACK - (3) 2X4 SPF STUD GRADE	ELE, EVM, GCB, ZCM	125, 126	
J22	JACK - (2) 2X4 SPF STUD GRADE	GCB, ZCM	102	
J50	JACK - (5) 2X4 SP#1	MAA	123, 115	YES
J51	JACK - (5) 2X4 SP#1	MAA	123, 115	YES
J52	JACK - (3) 2X4 SPF STUD GRADE	MAA, SRN, SQK	117	
J54	JACK - (3) 2X4 SPF STUD GRADE	MAA, SRN, SQK, WSA	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	

**GYPSUM NOTES**

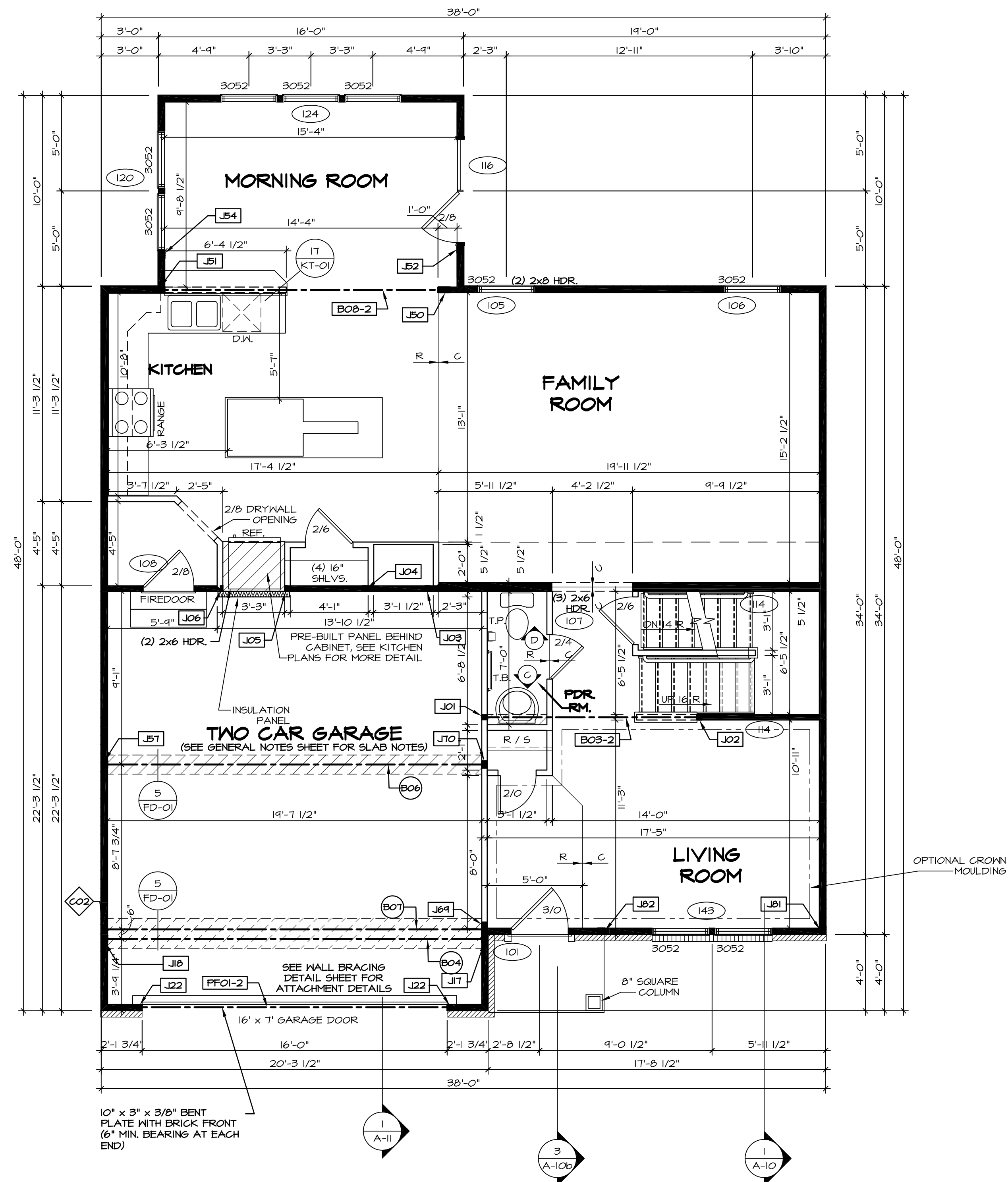
- RYAN
- AT GARAGE:**  
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

**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-FPLY, 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**

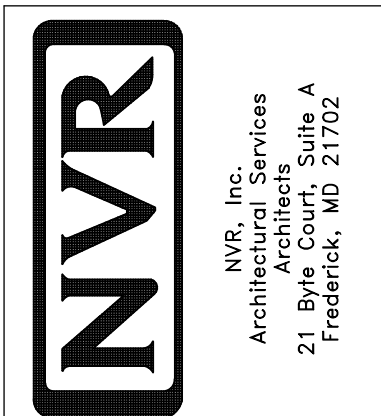
- BEARING WALL
  - NON BEARING WALL
  - INDICATES BEARING FROM POINT-LOAD ABOVE
  - JACKS
  - BEAM/HEADER
  - PAD FOOTING
  - STEEL COLUMN
  - PORTAL FRAME
  - JOIST/TRUSS
  - LVL
  - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



**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-FPLY 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
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	

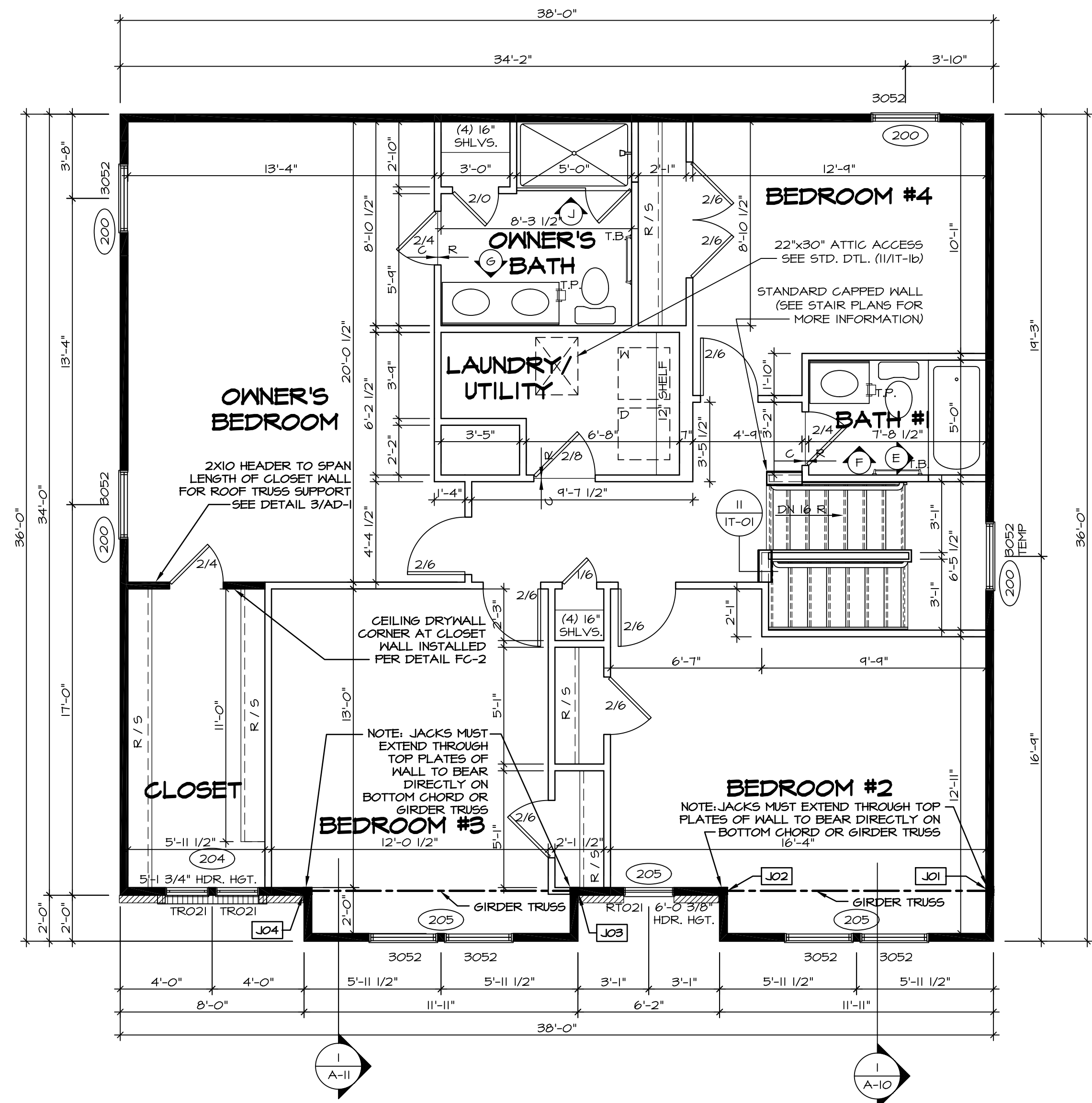
**FLOOR PLAN NOTES** RYAN

- 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.
- 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 1" 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

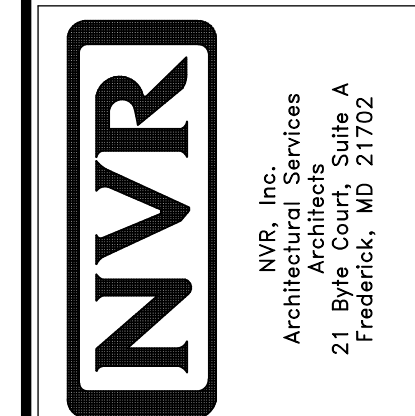
SEE FC DETAILS FOR FRAMING CONNECTORS



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

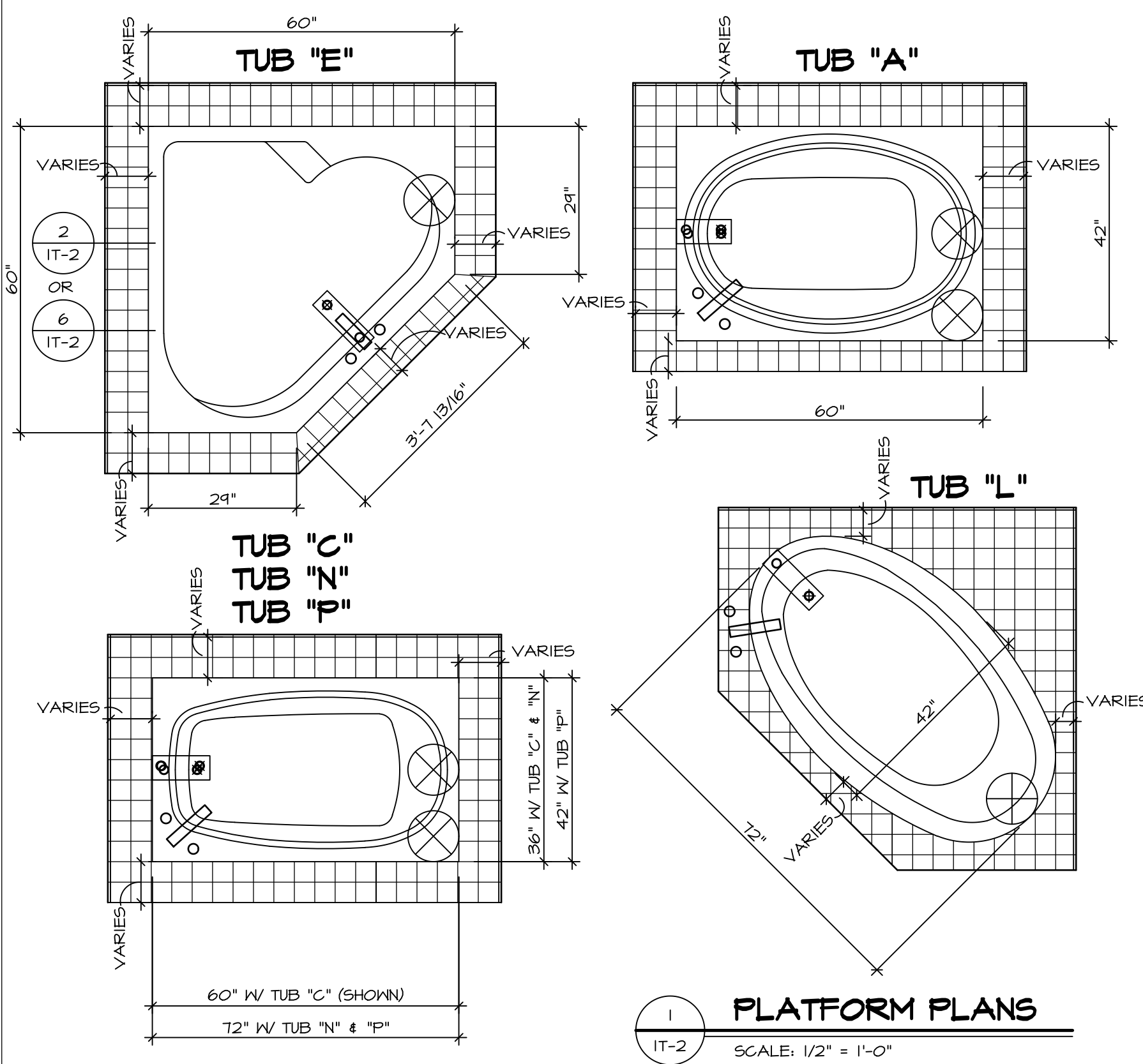
REV. NO.	DATE	REMARKS
1	08/05/16	TM - DRAWING ALIGNMENT
2	01/24/17	TM - STANDARD DETAILS 3.0
3	07/12/17	SLS - T-PLY CONVERSION PROJECT

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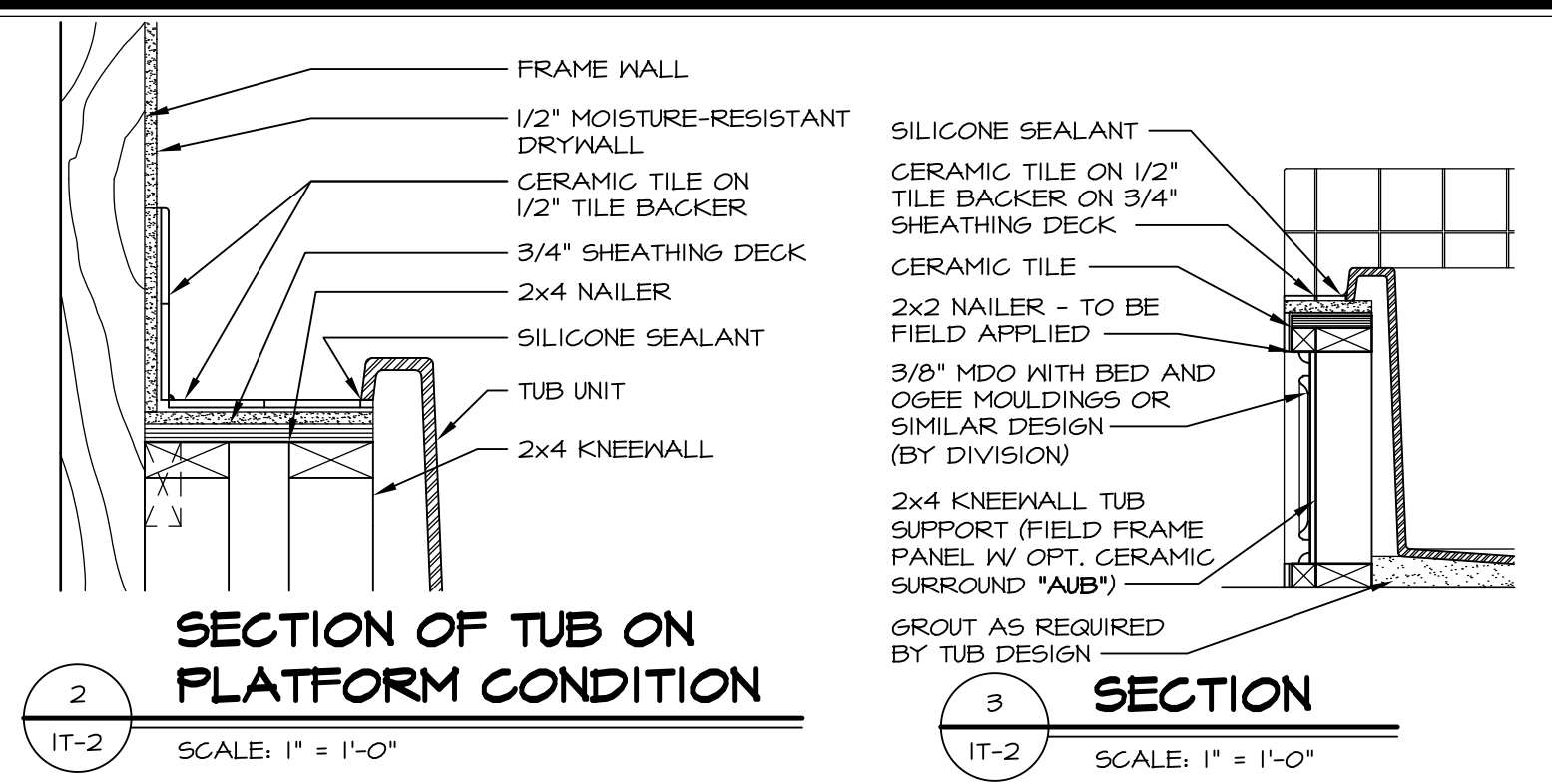
SET NO. VNC00	VERSION 06
DRAWN BY	DATE: 3/18/2015
OPTION	

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

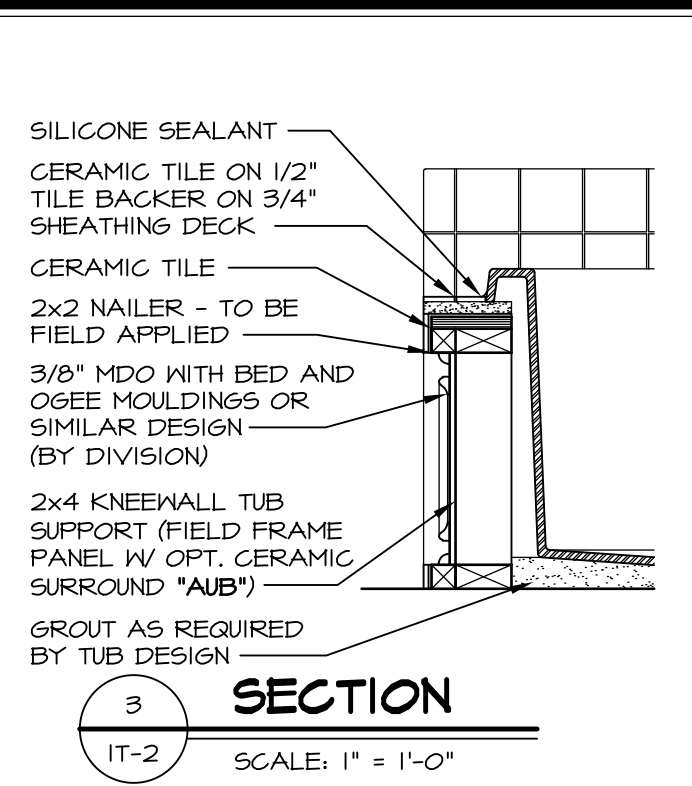


**1 PLATFORM PLANS**  
SCALE: 1/2" = 1'-0"

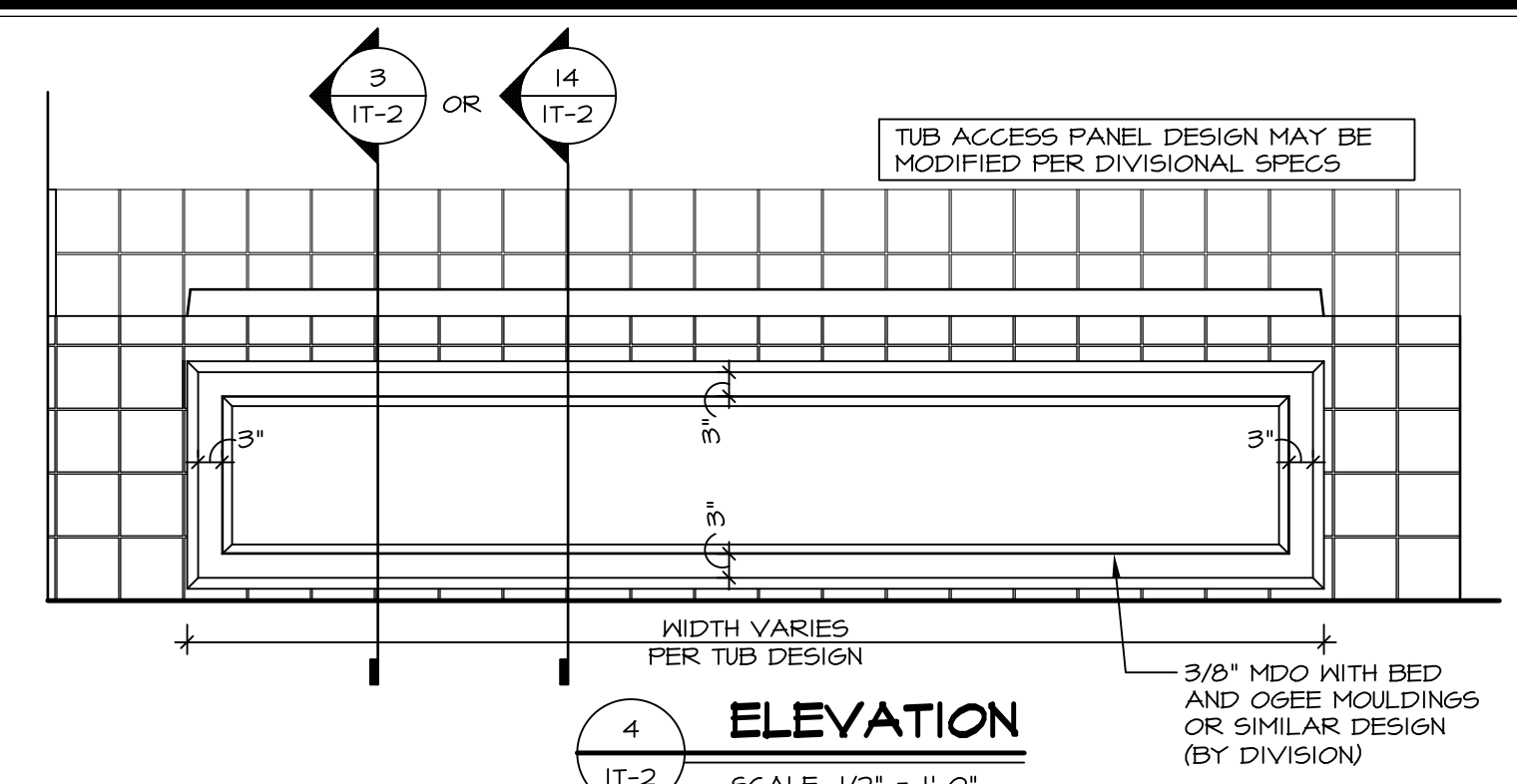
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/ STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/ STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/ STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/ STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/ STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/ STERLING	18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



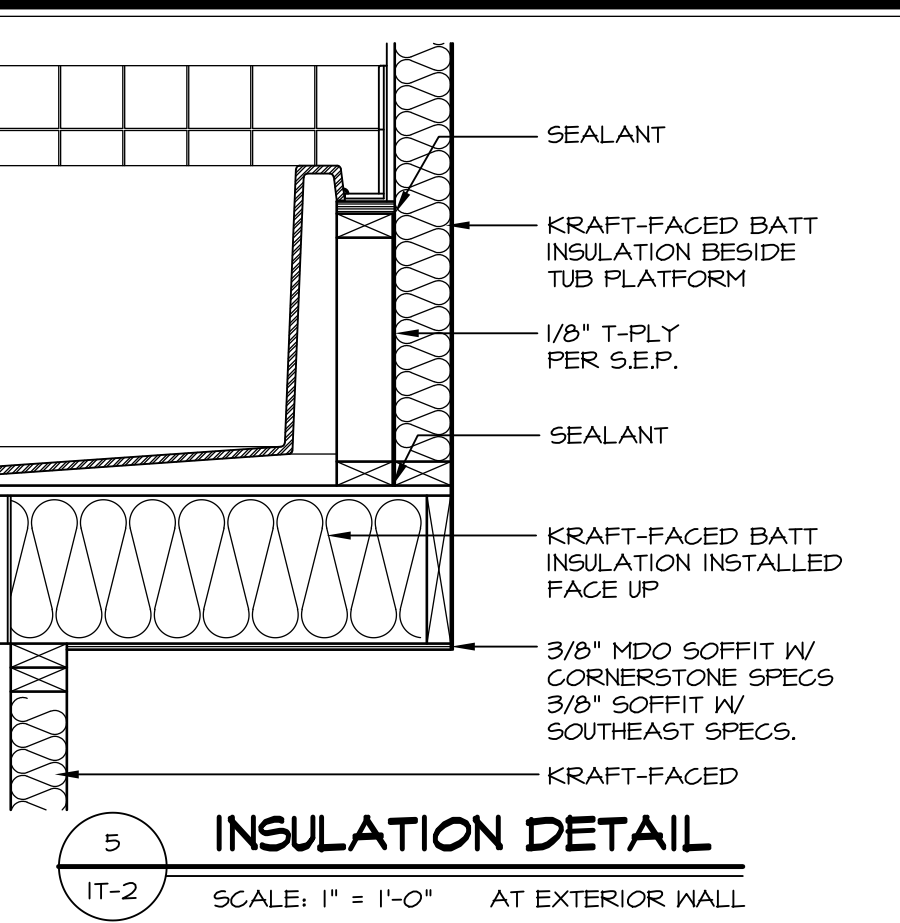
**2 SECTION OF TUB ON PLATFORM CONDITION**  
SCALE: 1" = 1'-0"



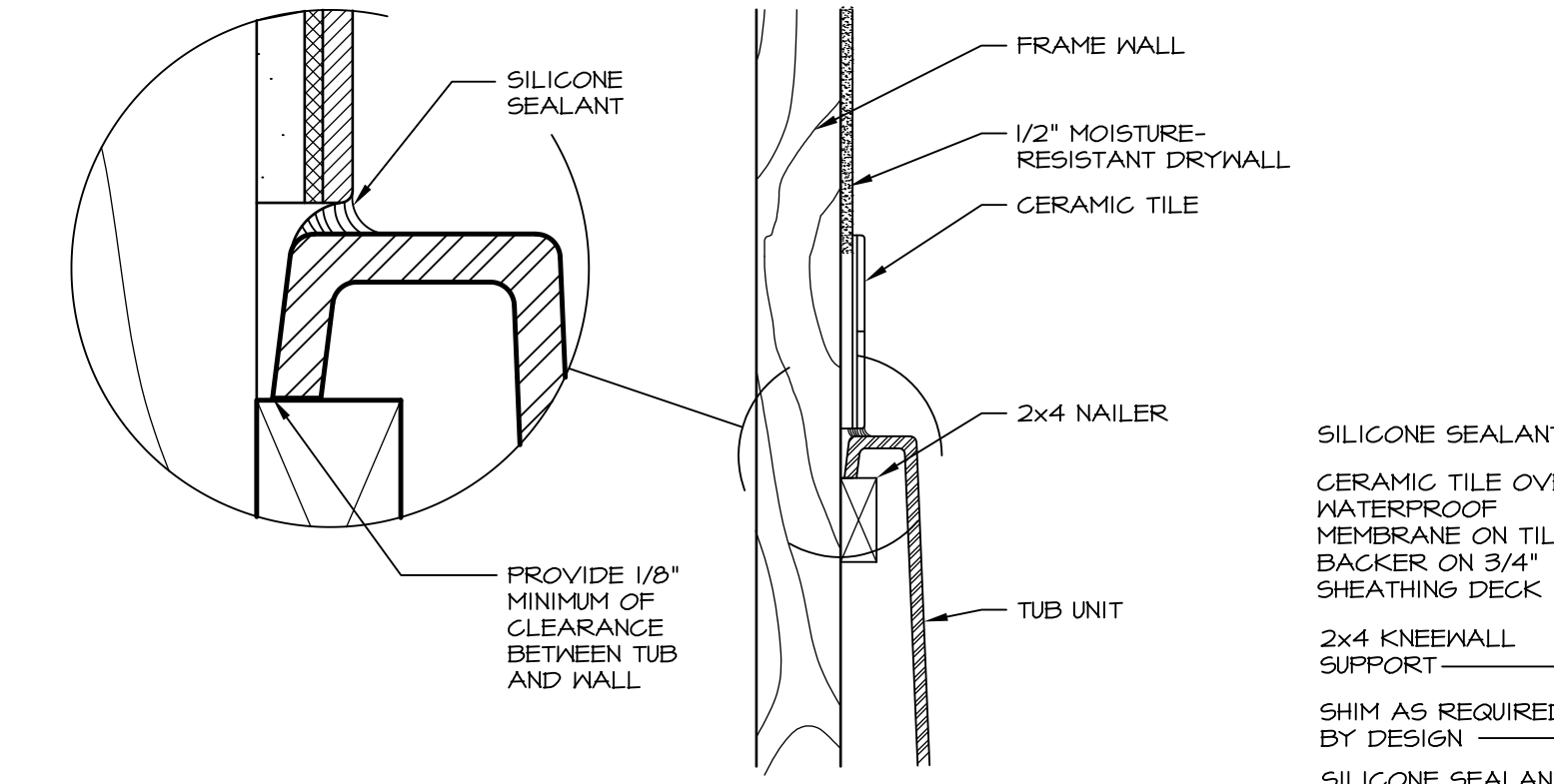
**3 SECTION**  
SCALE: 1" = 1'-0"



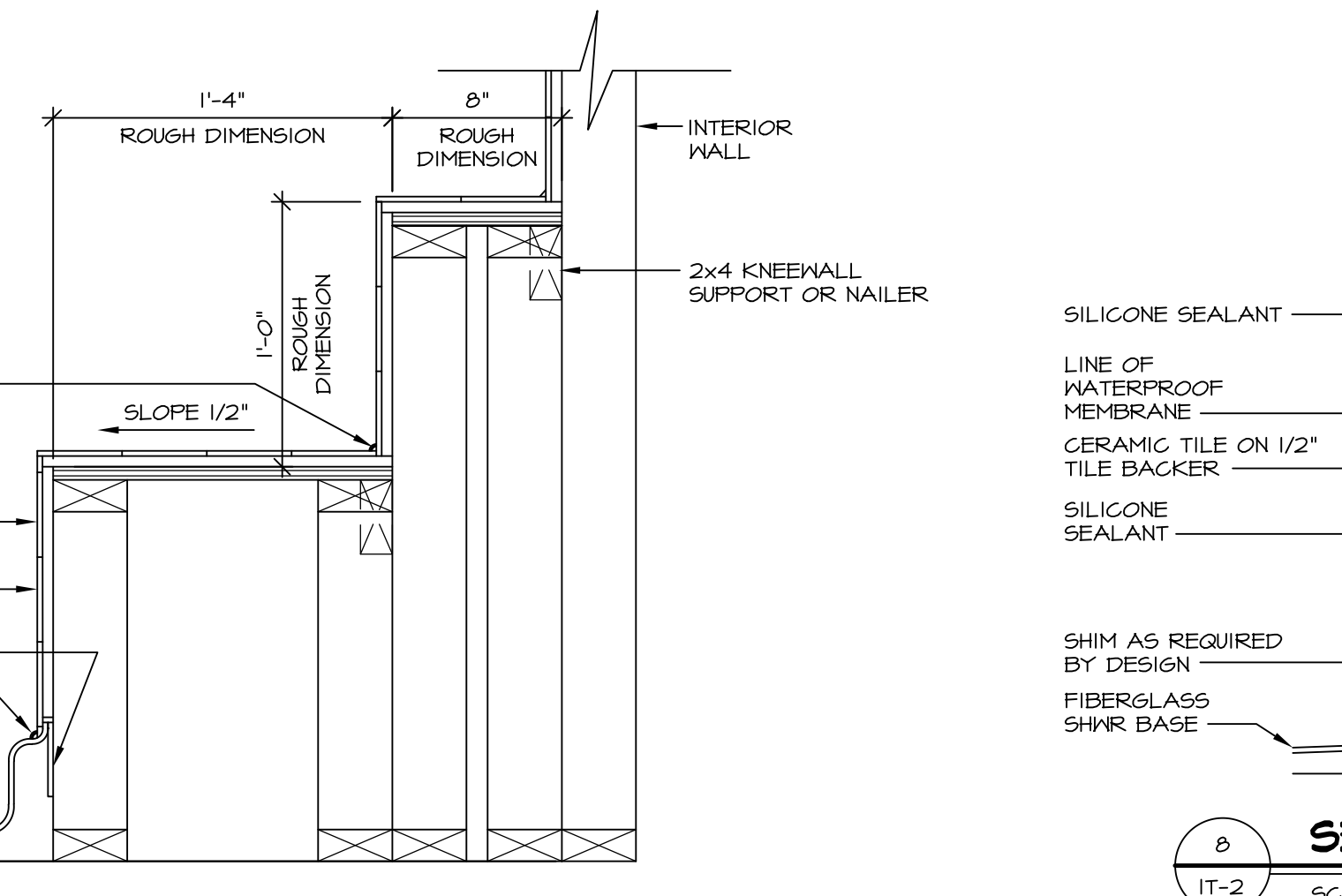
**4 ELEVATION**  
SCALE: 1/2" = 1'-0"



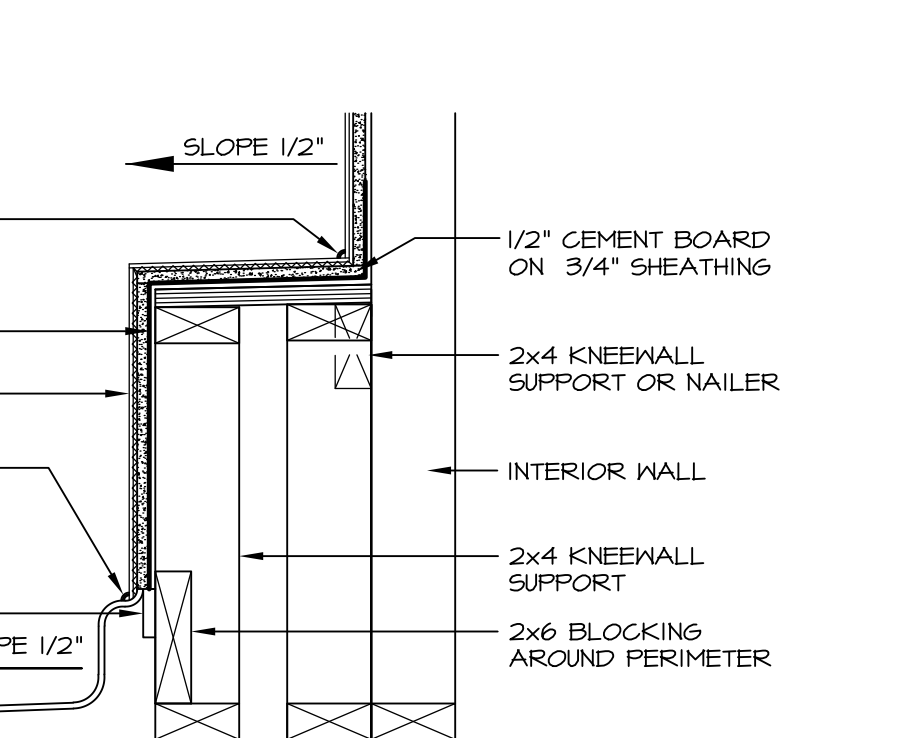
**5 INSULATION DETAIL**  
SCALE: 1" = 1'-0" AT EXTERIOR WALL



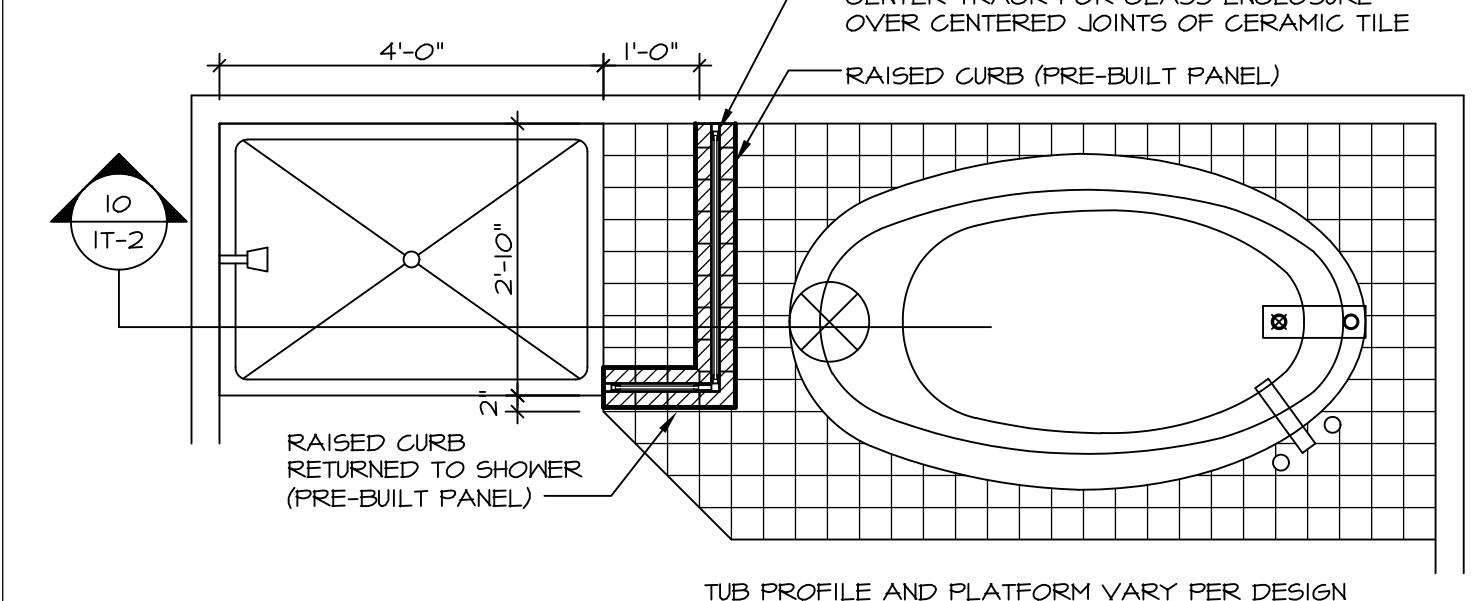
**6 SECTION OF TUB TO WALL CONDITION**  
SCALE: 1 1/2" = 1'-0"



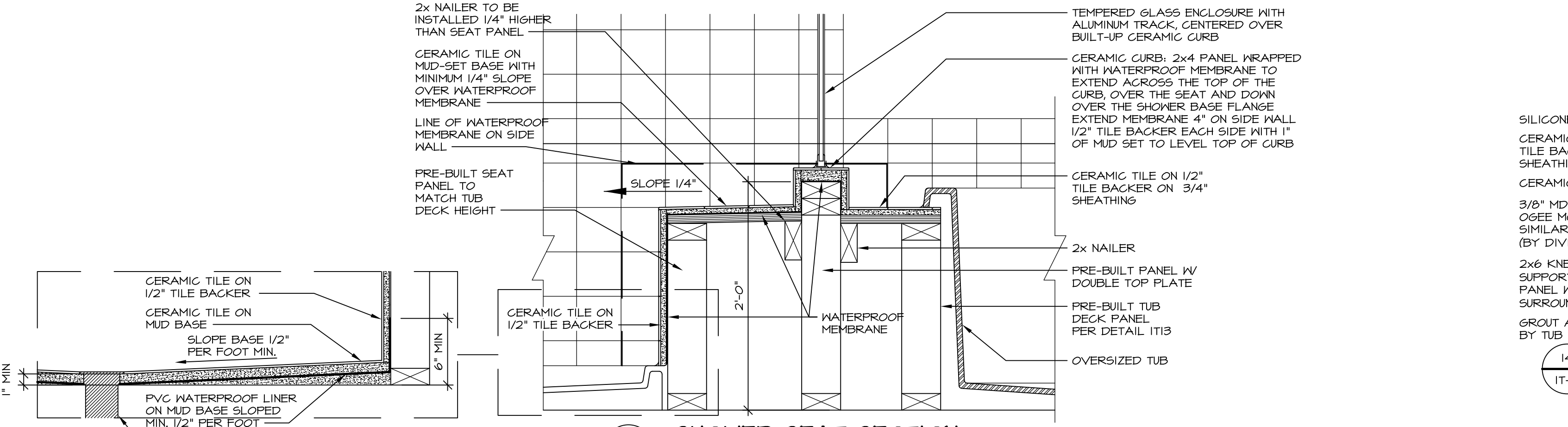
**7 SECTION OF SHOWER SEAT AND SHELF**  
SCALE: 1 1/2" = 1'-0"



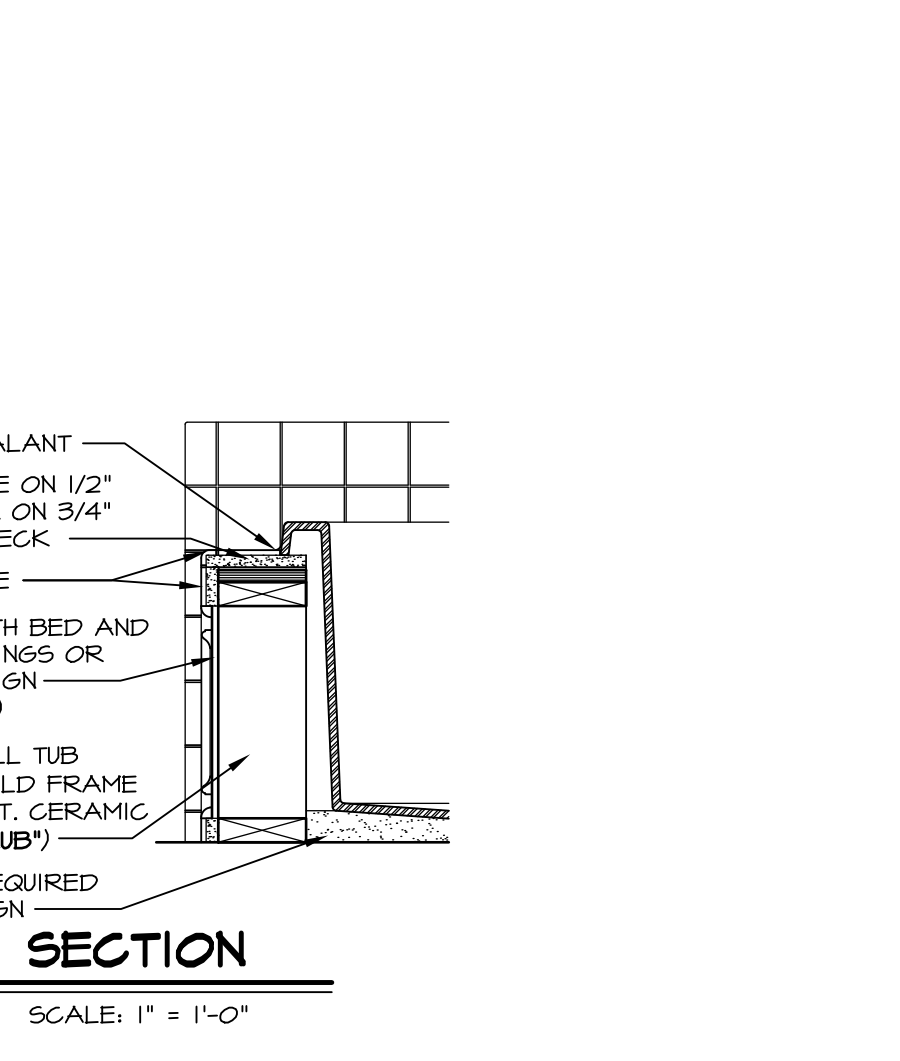
**8 SECTION OF SHOWER SEAT**  
SCALE: 1-1/2" = 1'-0" FIBERGLASS SHOWER BASE



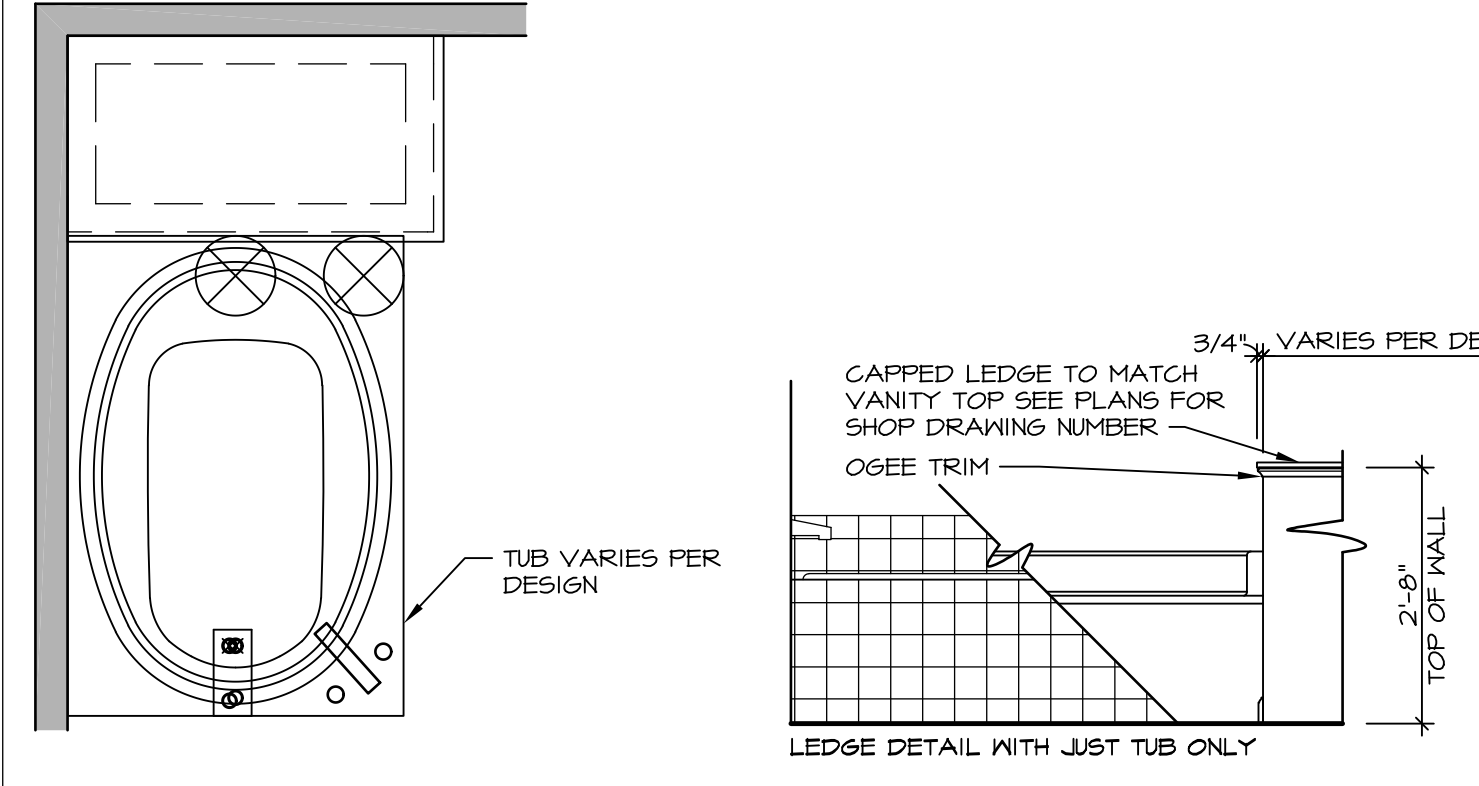
**9 SHOWER SEAT PLAN / DETAIL**  
SCALE: 1/2" = 1'-0"



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



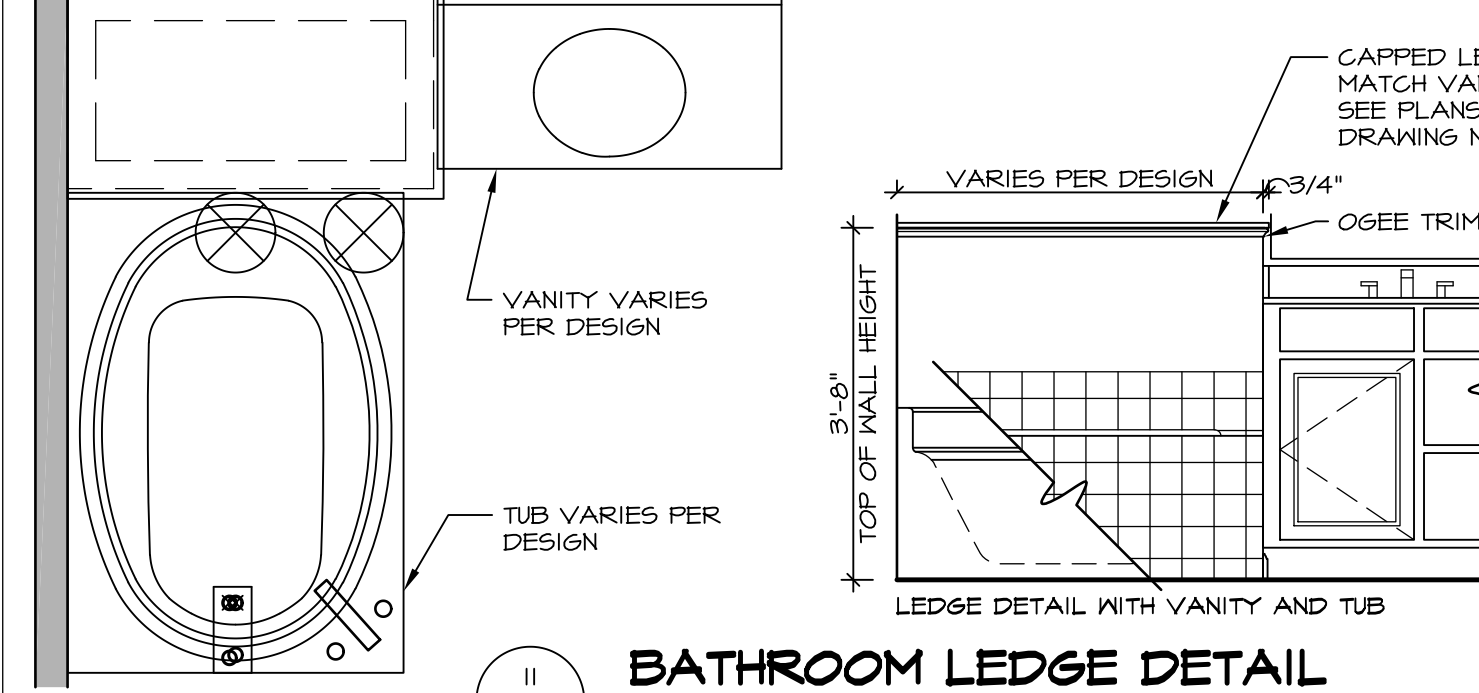
**14 SECTION**  
SCALE: 1" = 1'-0"



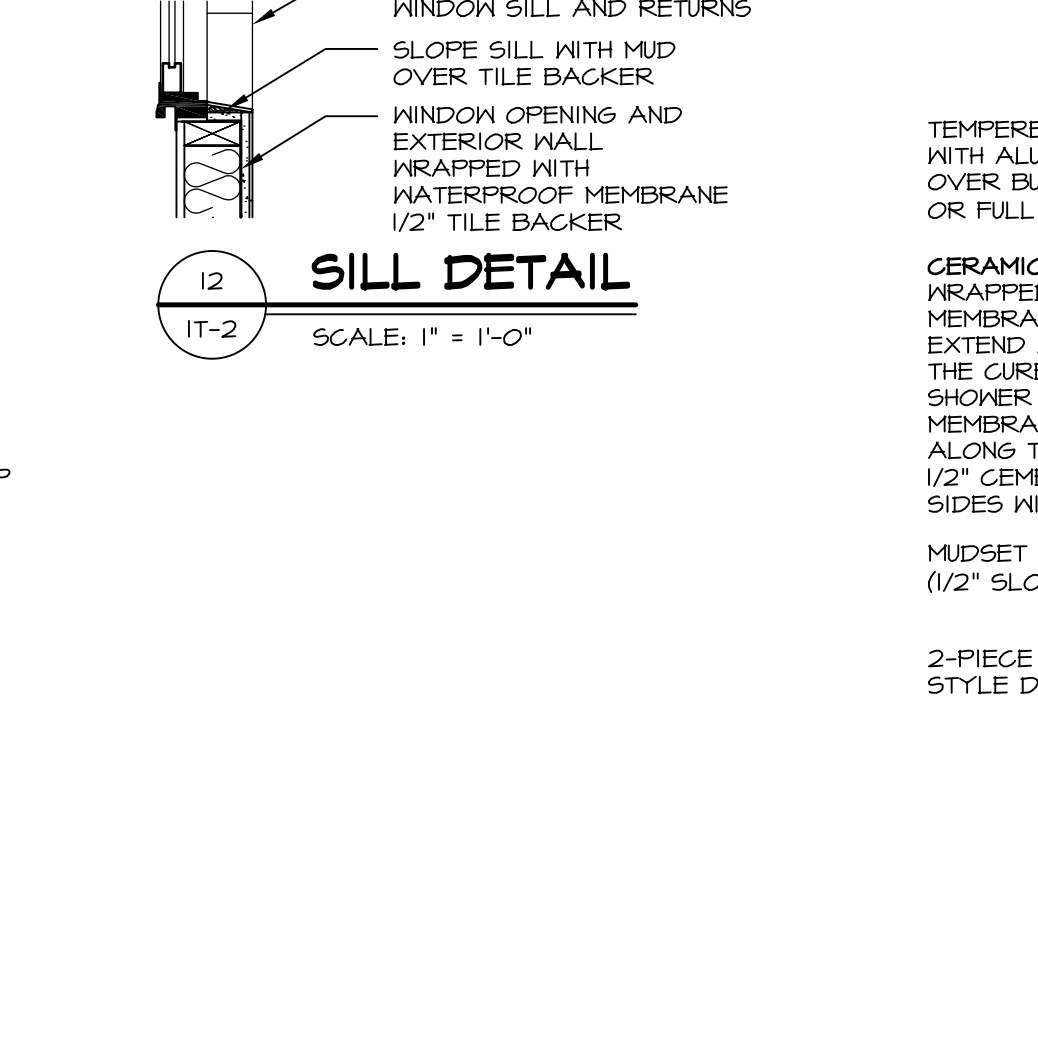
**11 BATHROOM LEDGE DETAIL**  
SCALE: 1/2" = 1'-0"



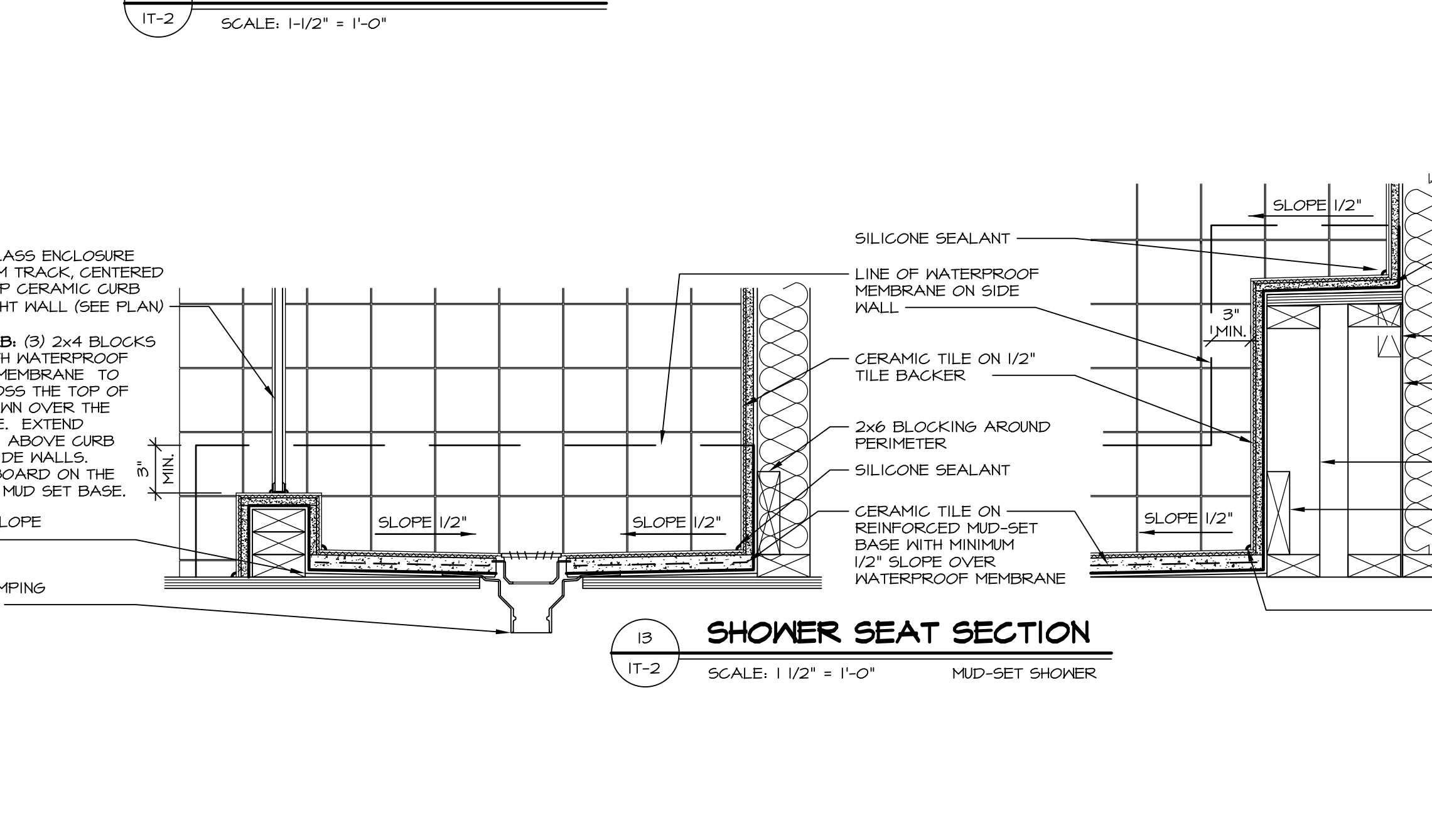
**12 SILL DETAIL**  
SCALE: 1" = 1'-0"



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



**10 ALTERNATE SHOWER PAN DETAIL**



**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

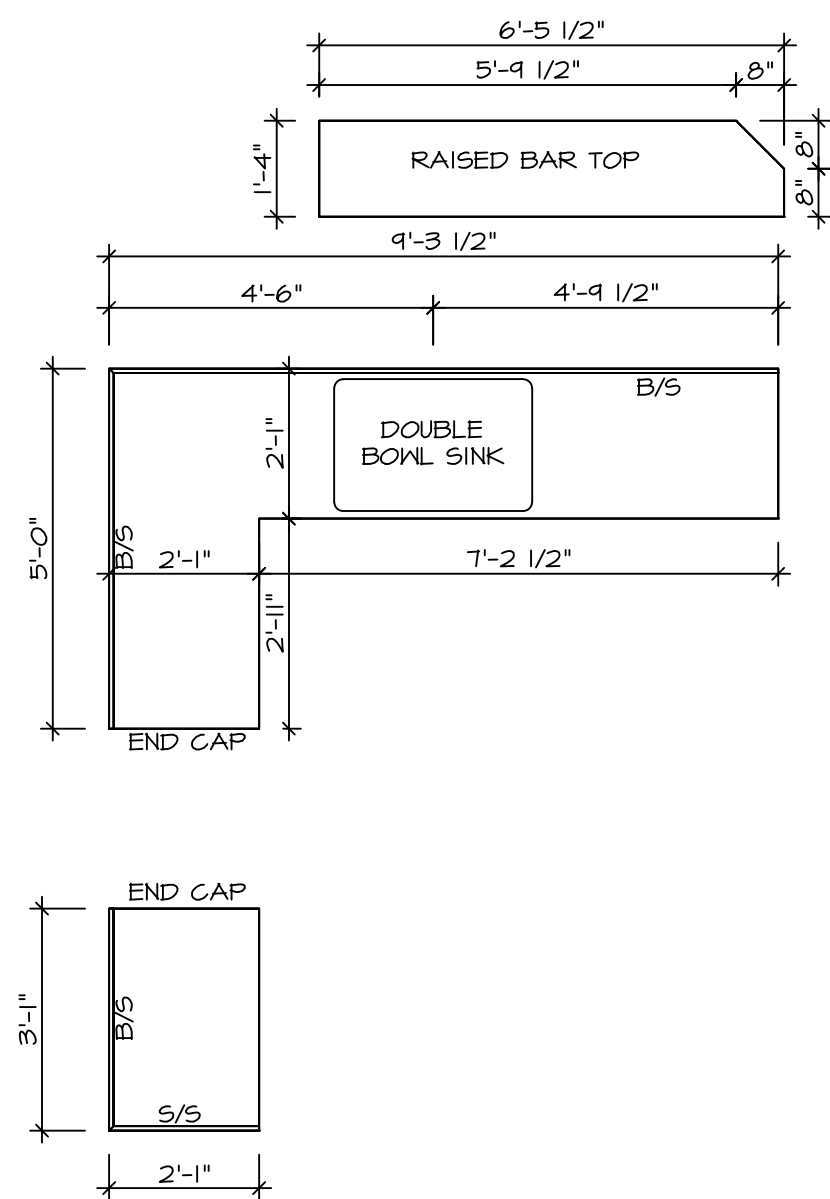
**IT-2**

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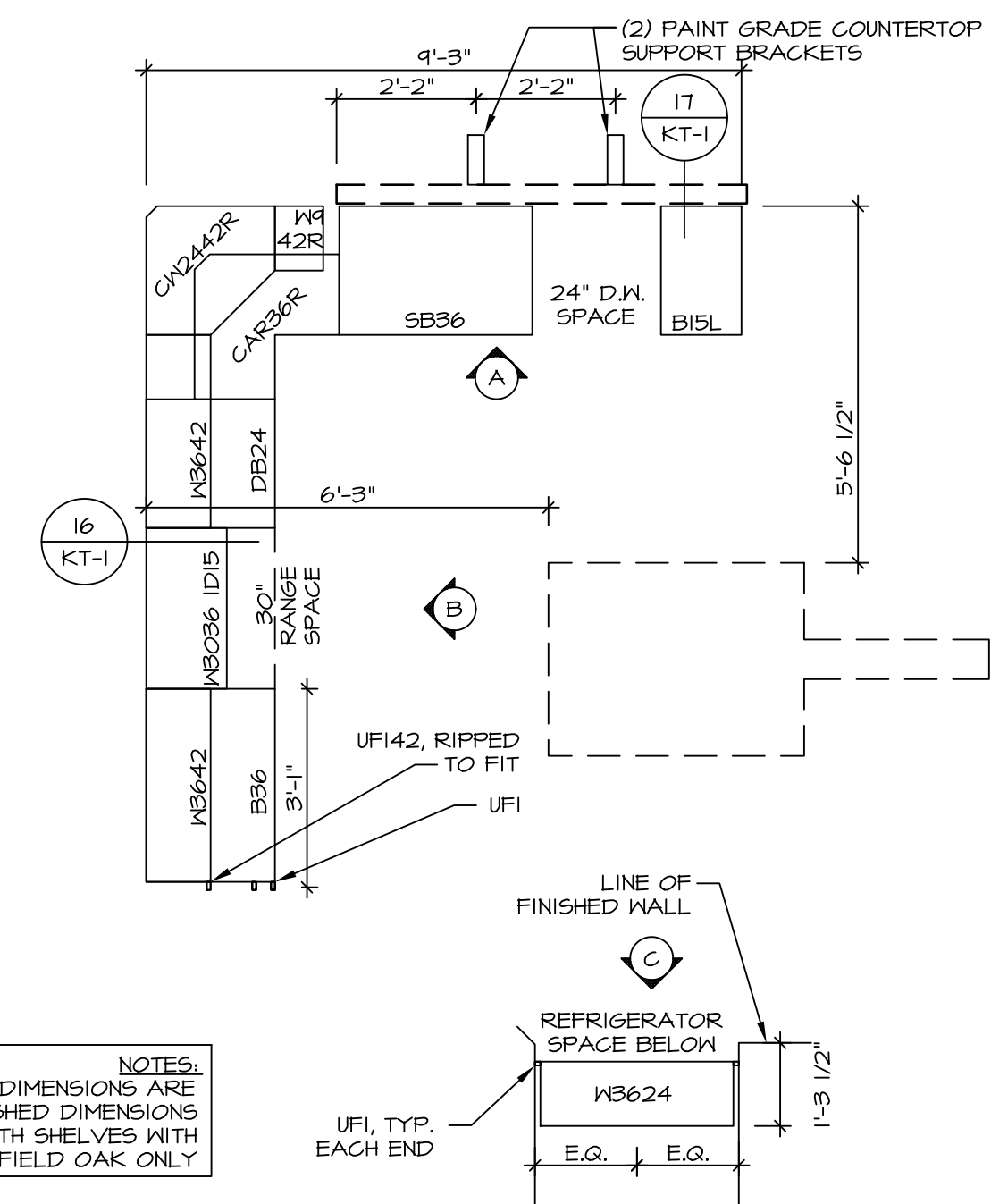
**NVR**  
NVR, Inc.  
Architectural Services  
5285 Westpark Drive  
Frederick, MD 21703

C:\Users\epetersa\AppData\Local\Temp\AutoCAD\_Publish\_8156\112.dwg 08/10/17 - 1:52 pm



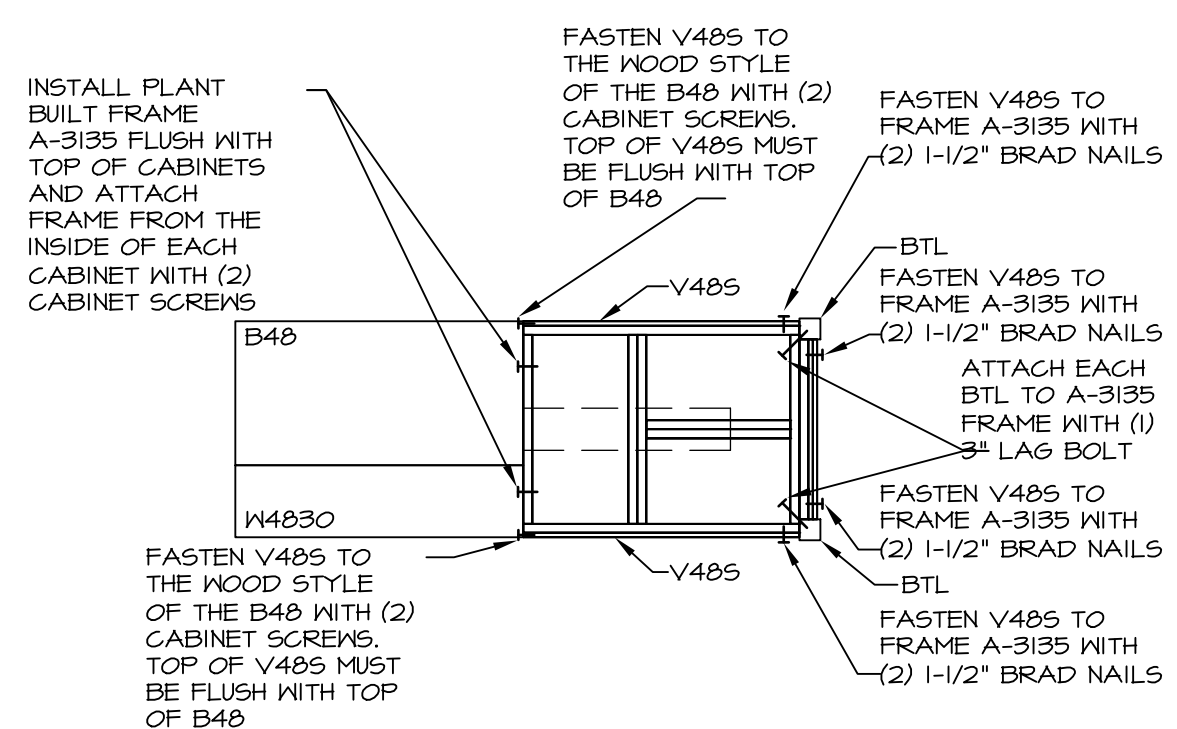


**COUNTERTOP PLAN - (KT-2920)**  
 STANDARD KITCHEN w/  
 42" WALL CABINETS  
 SCALE: 3/8" = 1'-0"  
 4  
 A-13

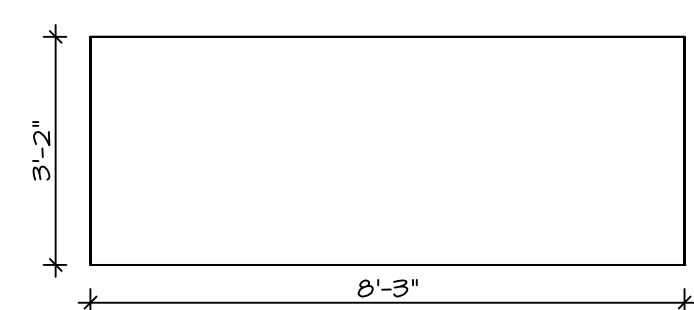


NOTES:  
 • ALL DIMENSIONS ARE FINISHED DIMENSIONS  
 • HALF DEPTH SHELVES WITH FAIRFIELD OAK ONLY

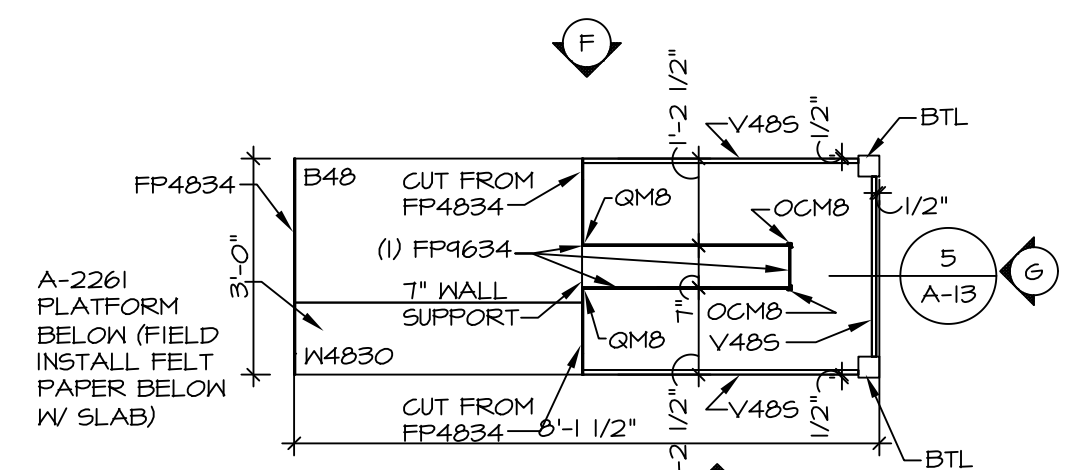
**CABINET PLAN - (KC-2920)**  
 STANDARD KITCHEN w/  
 42" WALL CABINETS  
 SCALE: 3/8" = 1'-0"  
 1  
 A-13



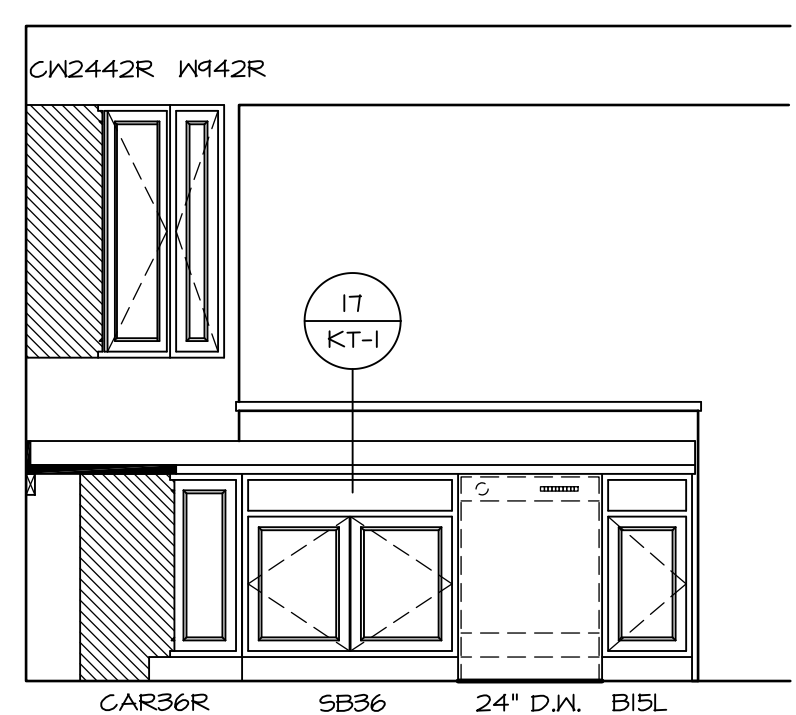
**COUNTERTOP SUPPORT FRAME**  
 SCALE: 3/8" = 1'-0"  
 5  
 A-13



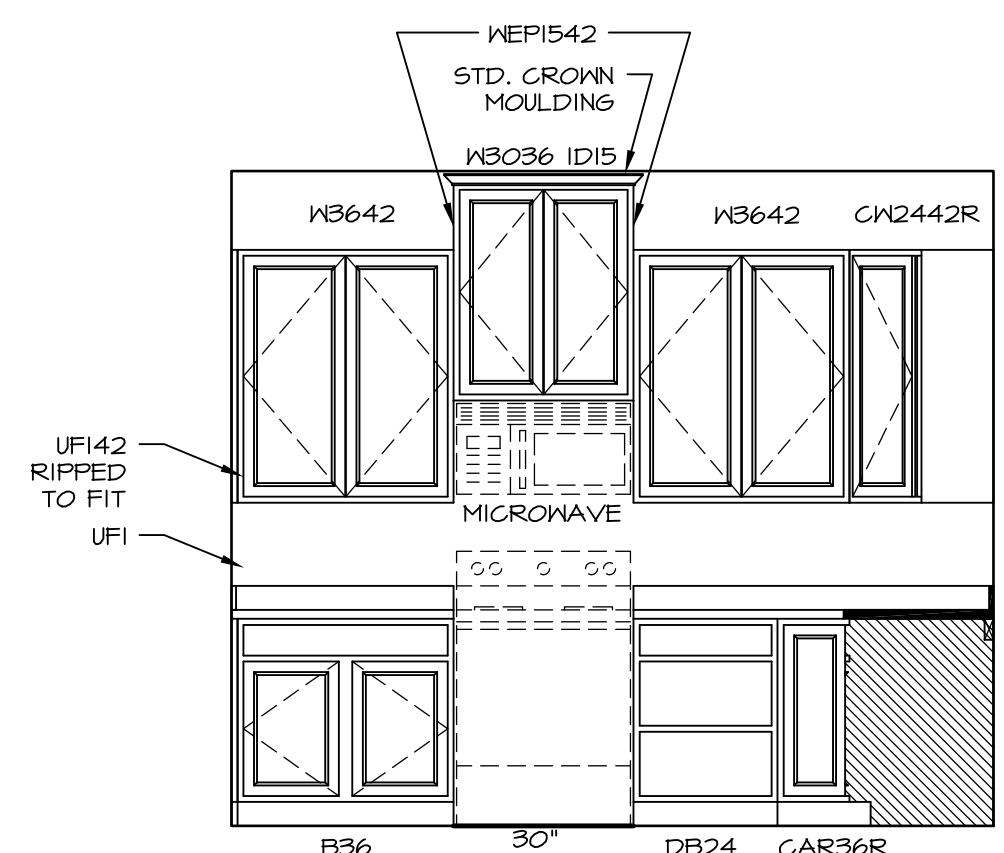
**COUNTERTOP PLAN - KT-3215**  
 GOURMET KITCHEN ISLAND \*KFF\*  
 SCALE: 3/8" = 1'-0"  
 6  
 A-13



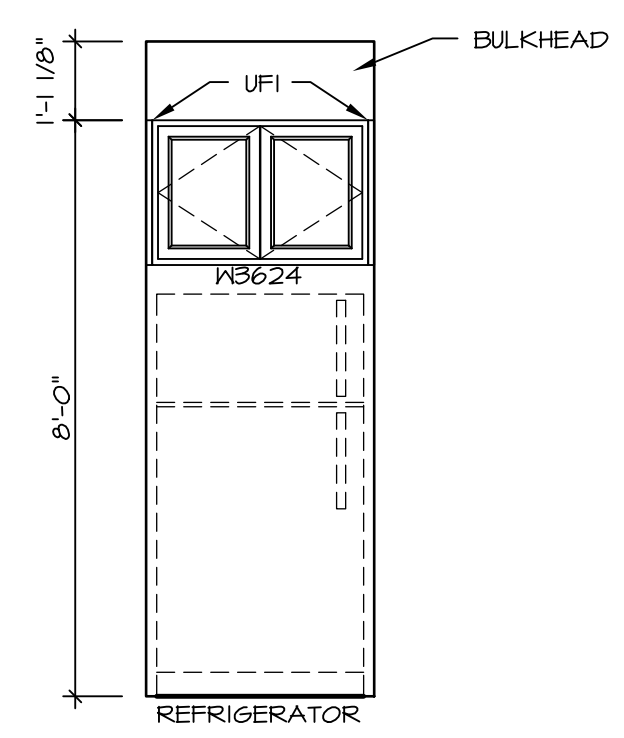
**KITCHEN CABINET PLAN - KC-3215**  
 GOURMET KITCHEN ISLAND \*KFF\*  
 SCALE: 3/8" = 1'-0"  
 3  
 A-13



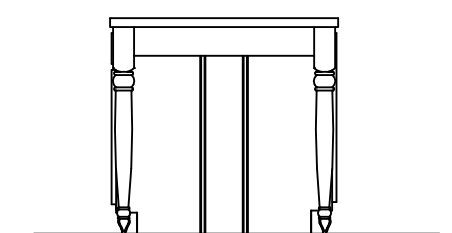
**KITCHEN ELEVATION A**  
 SCALE: 3/8" = 1'-0"



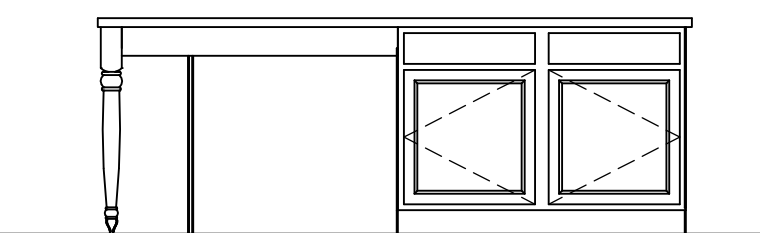
**KITCHEN ELEVATION B**  
 SCALE: 3/8" = 1'-0"



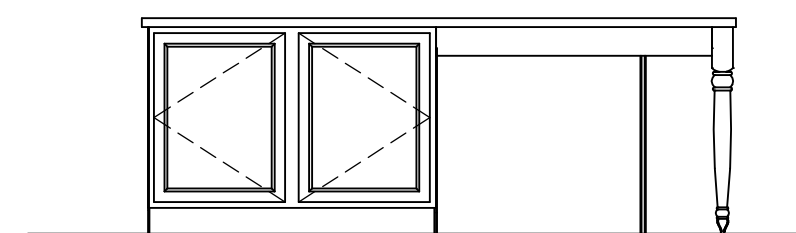
**KITCHEN ELEVATION C**  
 SCALE: 3/8" = 1'-0"



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



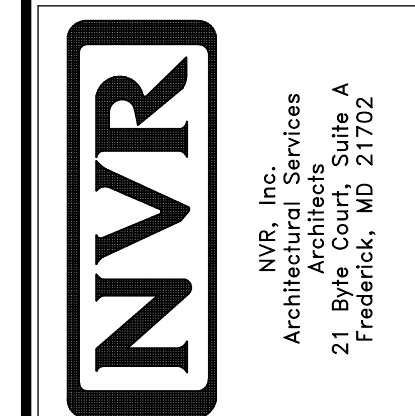
**KITCHEN ELEVATION F**  
 SCALE: 3/8" = 1'-0"



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

REV. NO.	DATE	DESCRIPTION
1	01/24/17	STANDARD DETAILS 3.0

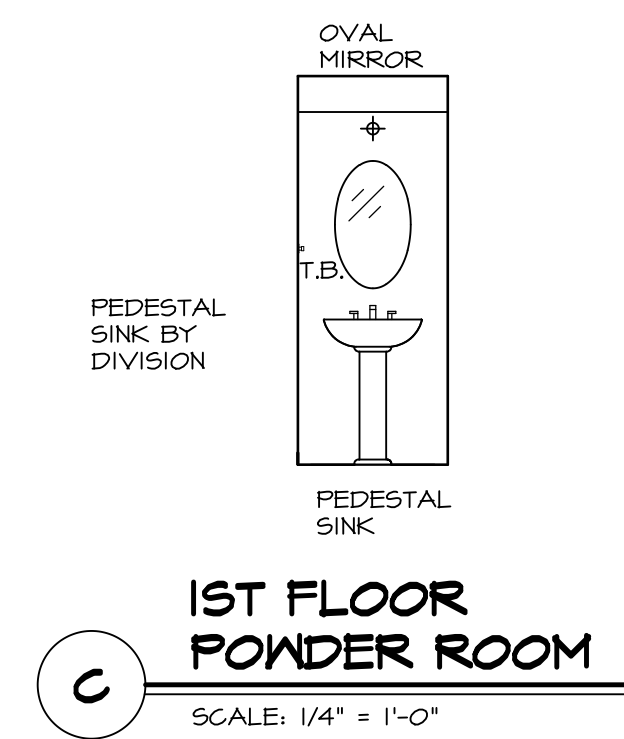
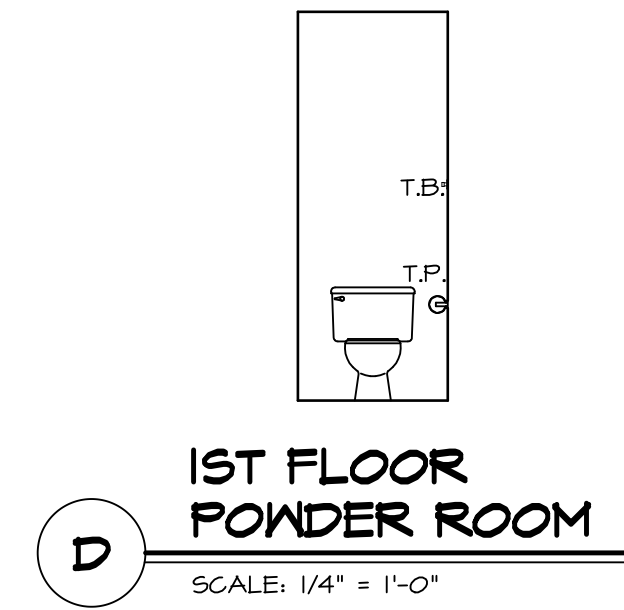
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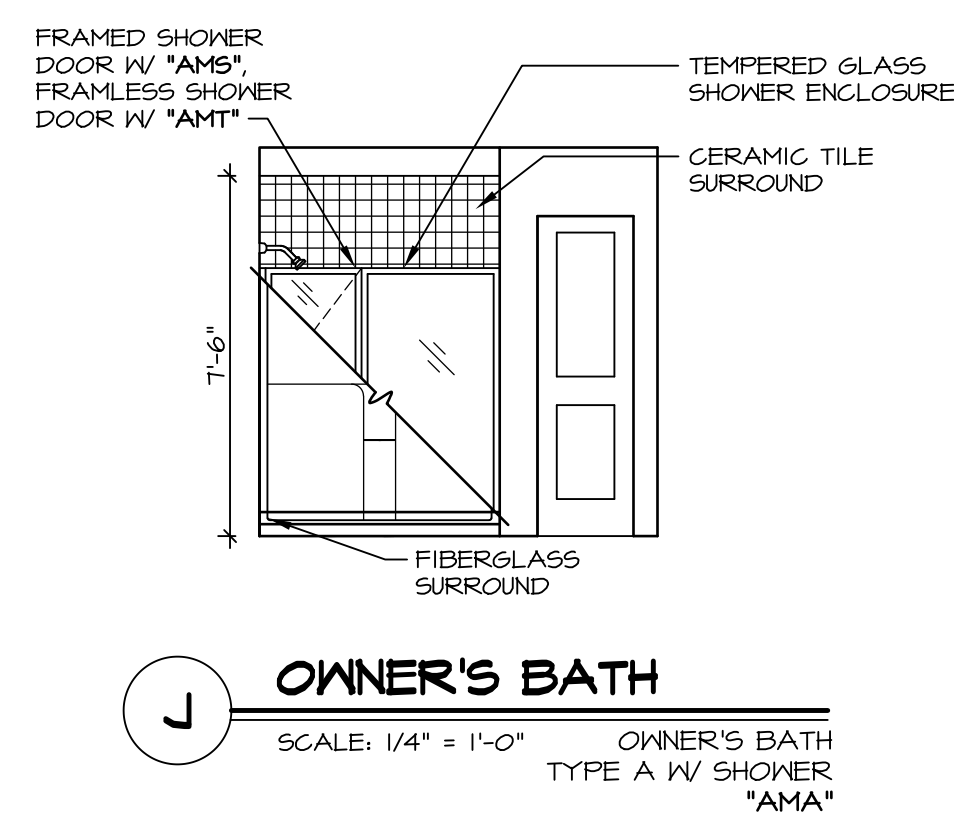
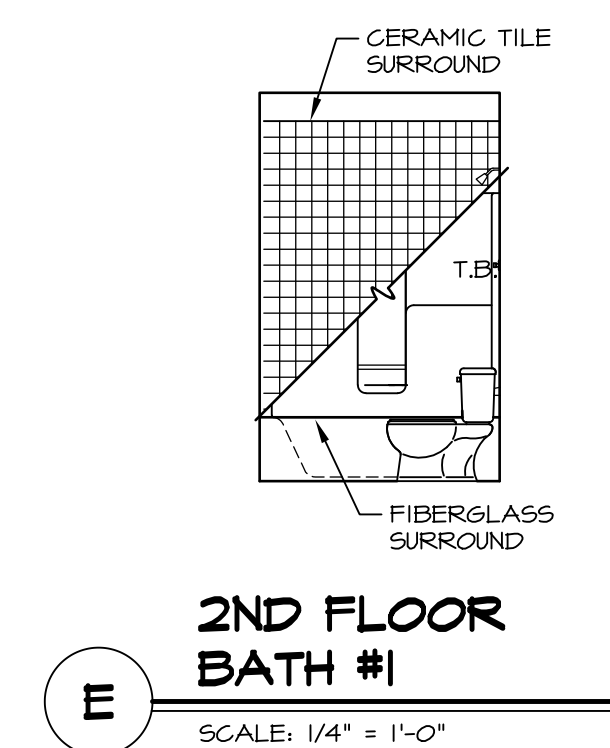
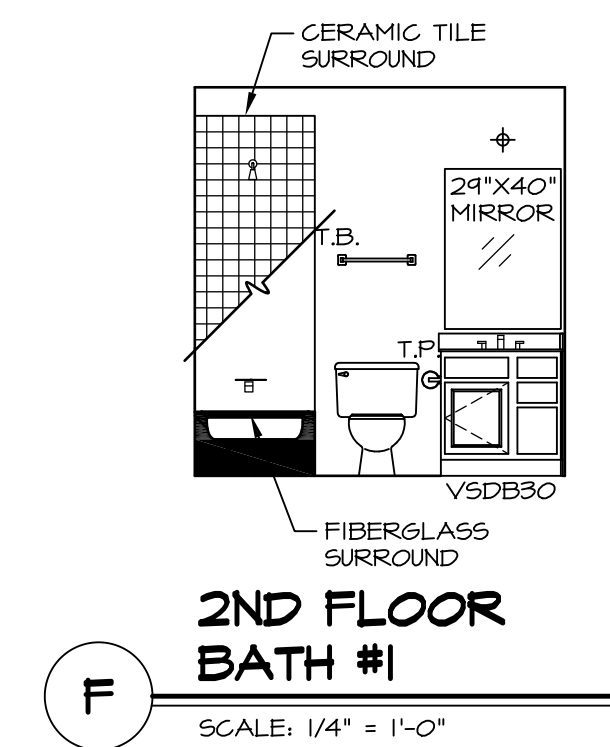
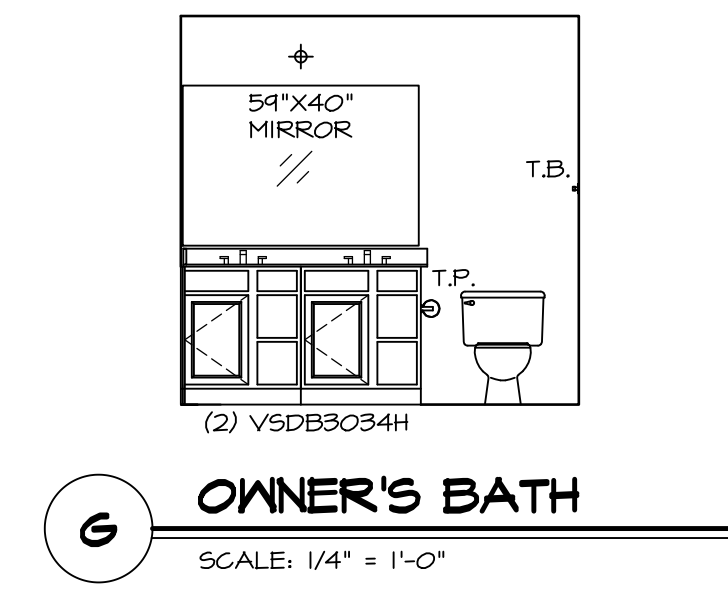
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DRAWING TITLE	KITCHENS
OPTION DESCRIPTION	
SHEET NO.	A-13
SET NO.	VNCOO_06
VERSION	06
DRAWN BY	
DATE	3/18/2015
OPTION	
SHEET NO.	58

**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.

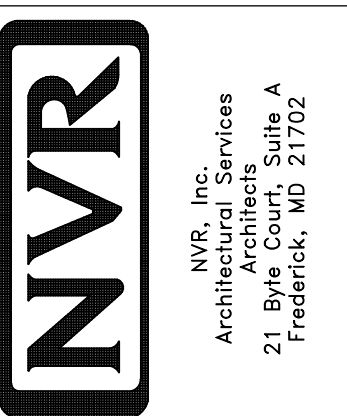


NOTE:  
BATH ELEVATIONS  
ARE SHOWN PER PLAN.



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	OPTION

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