

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

SHEET NO.
A-5

MODEL
VENICE
DRAWING TITLE
PLUMBING PLAN

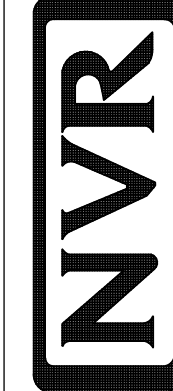
OPTION DESCRIPTION
36

SET NO. VNC00
VERSION **06**

DRAWN BY

DATE: **3/18/2015**

OPTION

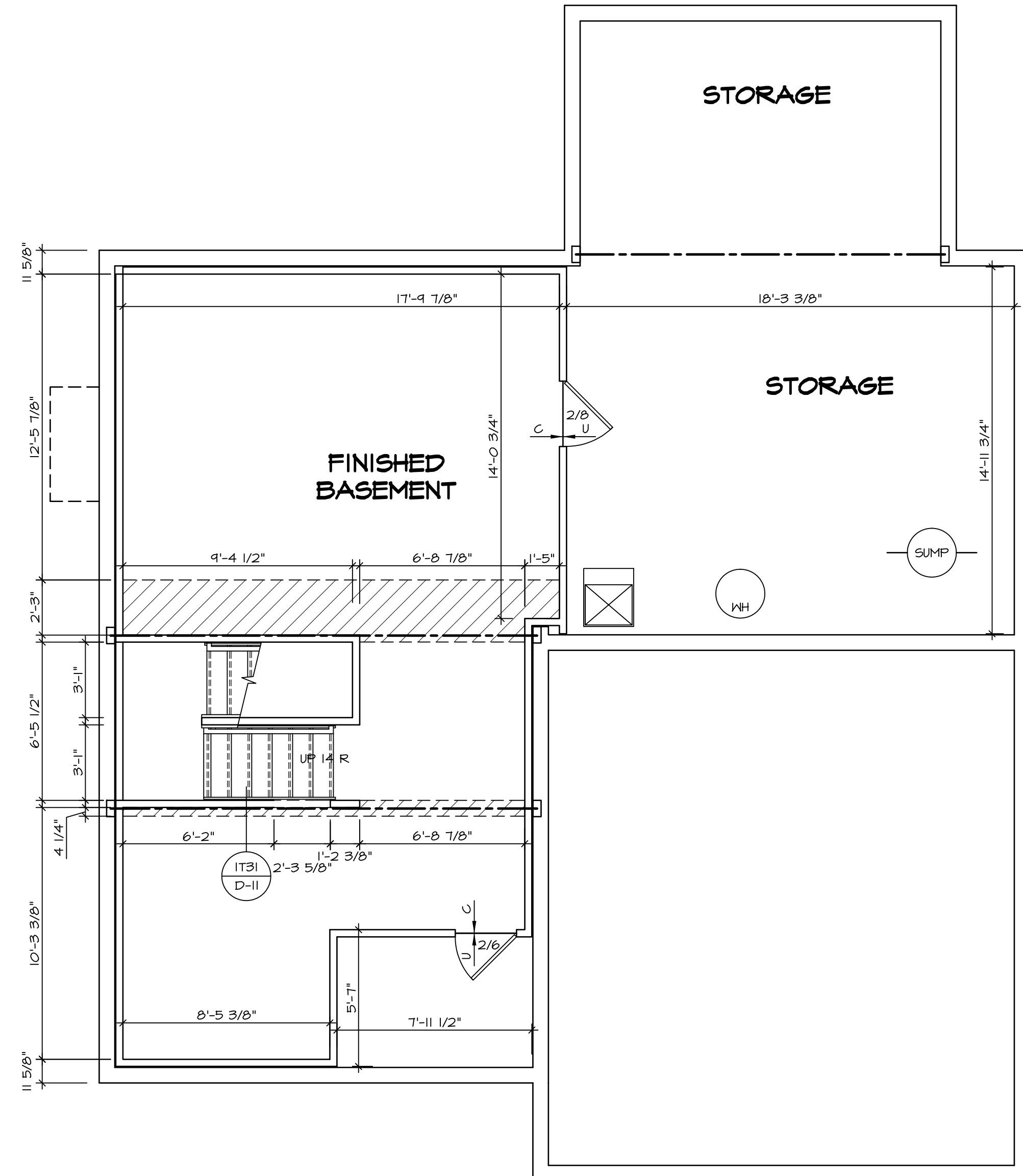


NVR, Inc.
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Frederick, MD 21702

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REV. NO. DATE

REMARKS



LEGEND

- BEARING WALL
- - - NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- C STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- L LVL
- X 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 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 SHEET D-II FOR TRIM OPTIONS (ITB / D-II) AND DETAILS.
 - ALL WINDOWS HAVE 1'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

GYPSUM NOTES

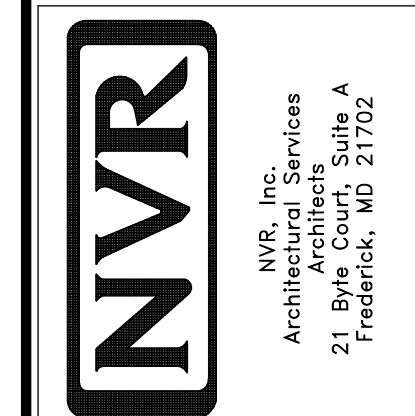
AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL D-5 FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

REMARKS

REV. NO.	DATE	DESCRIPTION
1	08/05/16	TM - DRAWING ALIGNMENT

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

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

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

LVL PLY TO PLY FASTENING SCHEDULE:

- 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 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 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

FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B03-2	LVL - 09-04	11'-6 1/2"		106 / 114	1A, FIELD INSTALLED
B06	BEAM STEEL - W12X14	20'-2"	ELM, GCB, ZCM, ZCC	143	
B07	BEAM STEEL - W12X35	20'-2"	ELM, GCB, ZCM, ZCC	110	
B08-2	LVL - 18	15'-7"	MAA	123, 175	2A, FIELD INSTALLED
PF01-2	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 SFF STUD GRADE			
J02	JACK - (2) 2X4 SFF STUD GRADE			
J03	JACK - (2) 2X4 SFF STUD GRADE		114	
J04	JACK - (2) 2X4 SFF STUD GRADE		114	
J05	JACK - 2x4 SFF STUD GRADE	KAA		
J06	JACK - 2x4 SFF STUD GRADE	KAA		
J22	JACK - (2) 2X4 SFF STUD GRADE	GCB, ZCM	102	
J50	JACK - (5) 2X4 SFF STUD GRADE	MAA	123, 175	YES
J51	JACK - (5) 2X4 SFF STUD GRADE	MAA	123, 175	YES
J52	JACK - (3) 2X4 SFF STUD GRADE	MAA, SRM, SQK	117	
J54	JACK - (3) 2X4 SFF STUD GRADE	MAA, SRM, SQK, WSA	117	
J57	JACK - (3) 2X4 SFF STUD GRADE	ELM, GCB, ZCM, ZCC	143	
J64	JACK - (6) 2X4 SFF STUD GRADE	ELM, GCB, ZCM, ZCC		
J70	JACK - (3) 2X4 SFF STUD GRADE	ELM, GCB, ZCM, ZCC	143	
J80	JACK - (3) 2X4 SFF STUD GRADE		202, 207	

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C02	STANCHION - 3 IN SCHED 40	13'-0 1/8"	ELM, FBA, GCB, ZCM, ZCC	110	

FLOOR PLAN NOTES

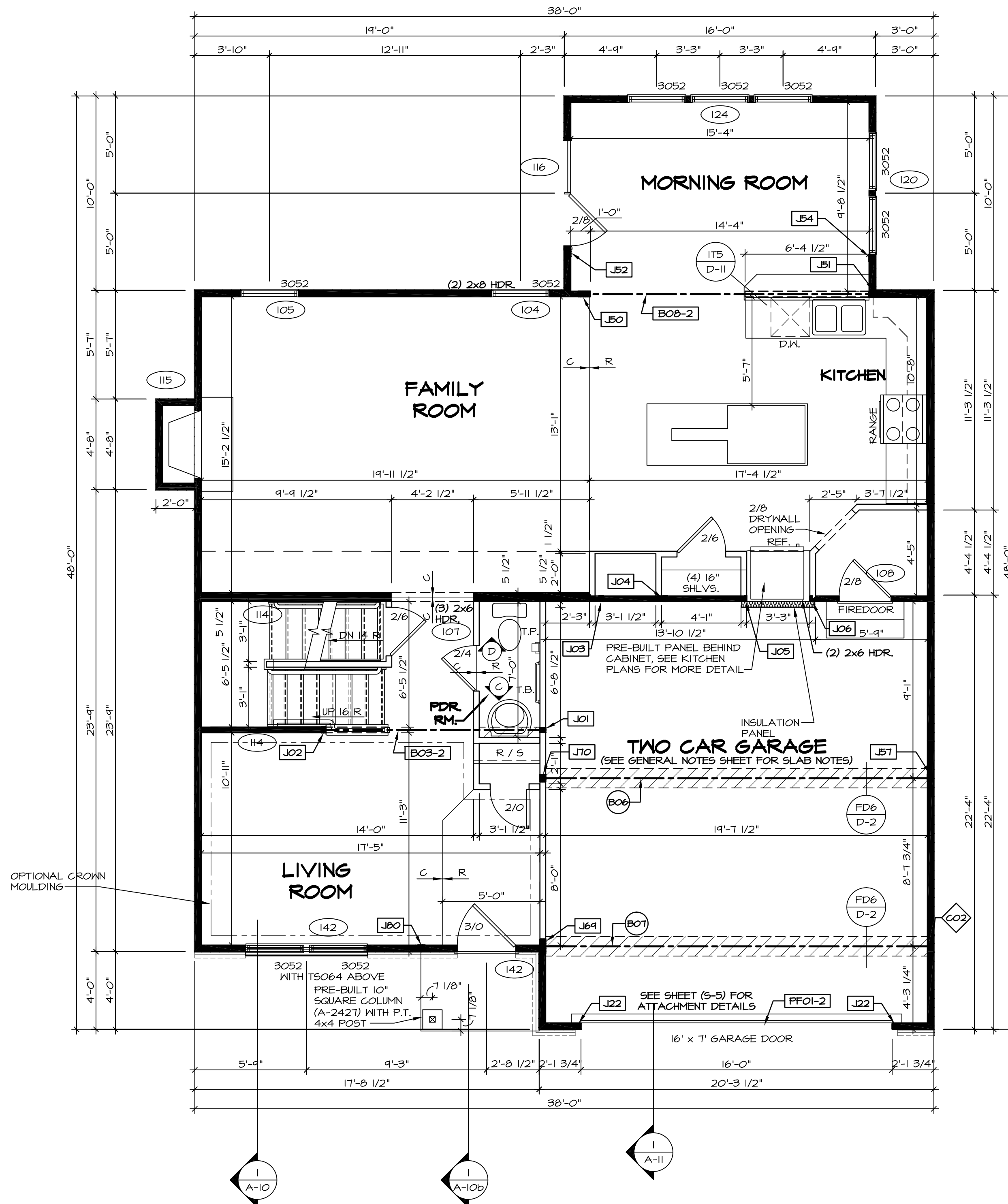
- ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILINGS. ALL 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 SHEET D-II FOR TRIM OPTIONS (IT6 / D-II) AND DETAILS.
- ALL WINDOWS HAVE 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

GYPSON NOTES

- AT GARAGE:**
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL D-5 FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

LEGEND

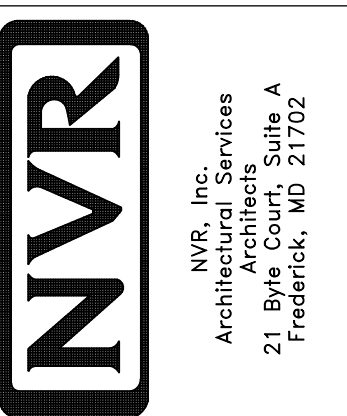
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



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

REV. NO.	DATE	REMARKS
1	08/05/16	TH - DRAWING ALIGNMENT

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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

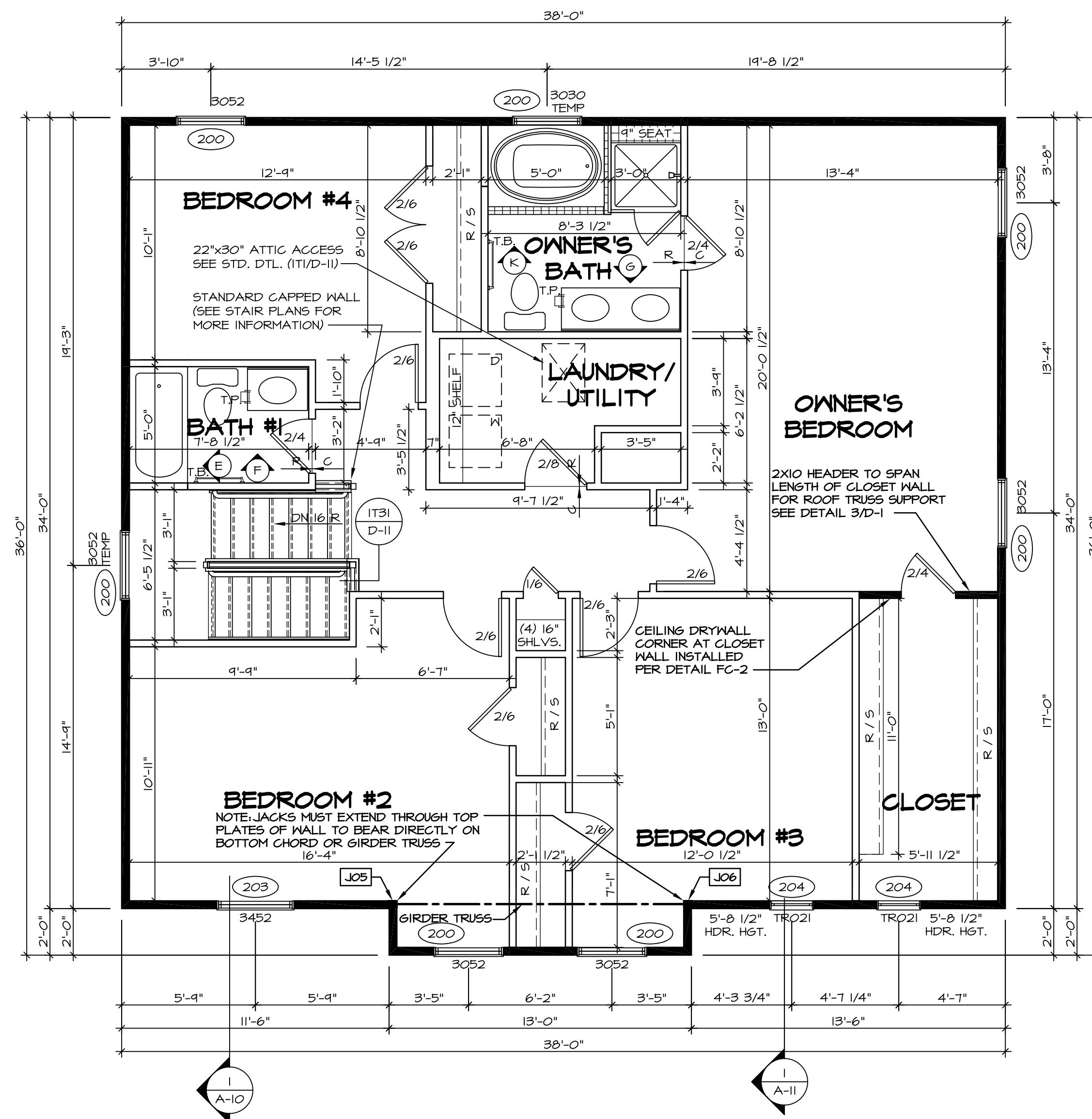
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JO5	JACK - (3) 2X4 SP#11		202, 207	
JO6	JACK - (3) 2X4 SP#11		202, 207	

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 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 SHEET D-II FOR TRIM OPTIONS (IT6 / D-II) AND DETAILS.
- ALL WINDOWS HAVE 7'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

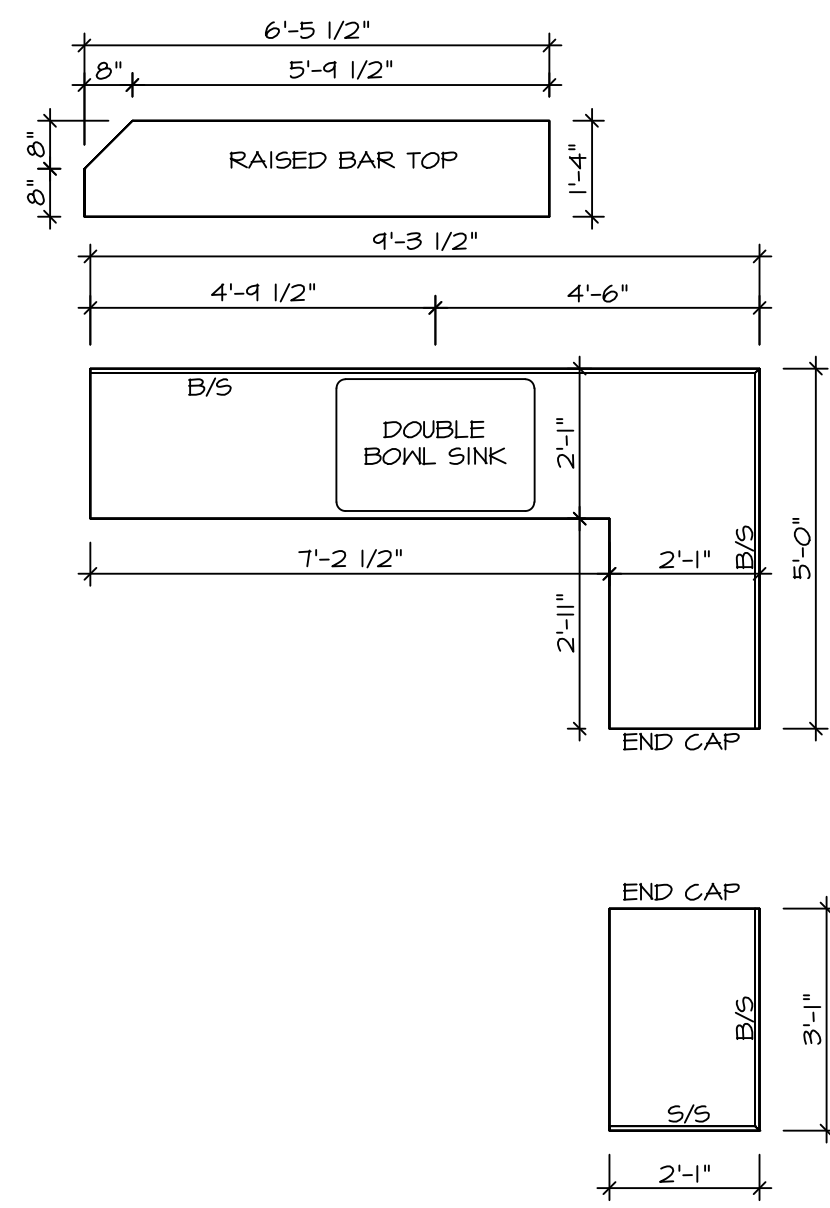
LEGEND

- 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

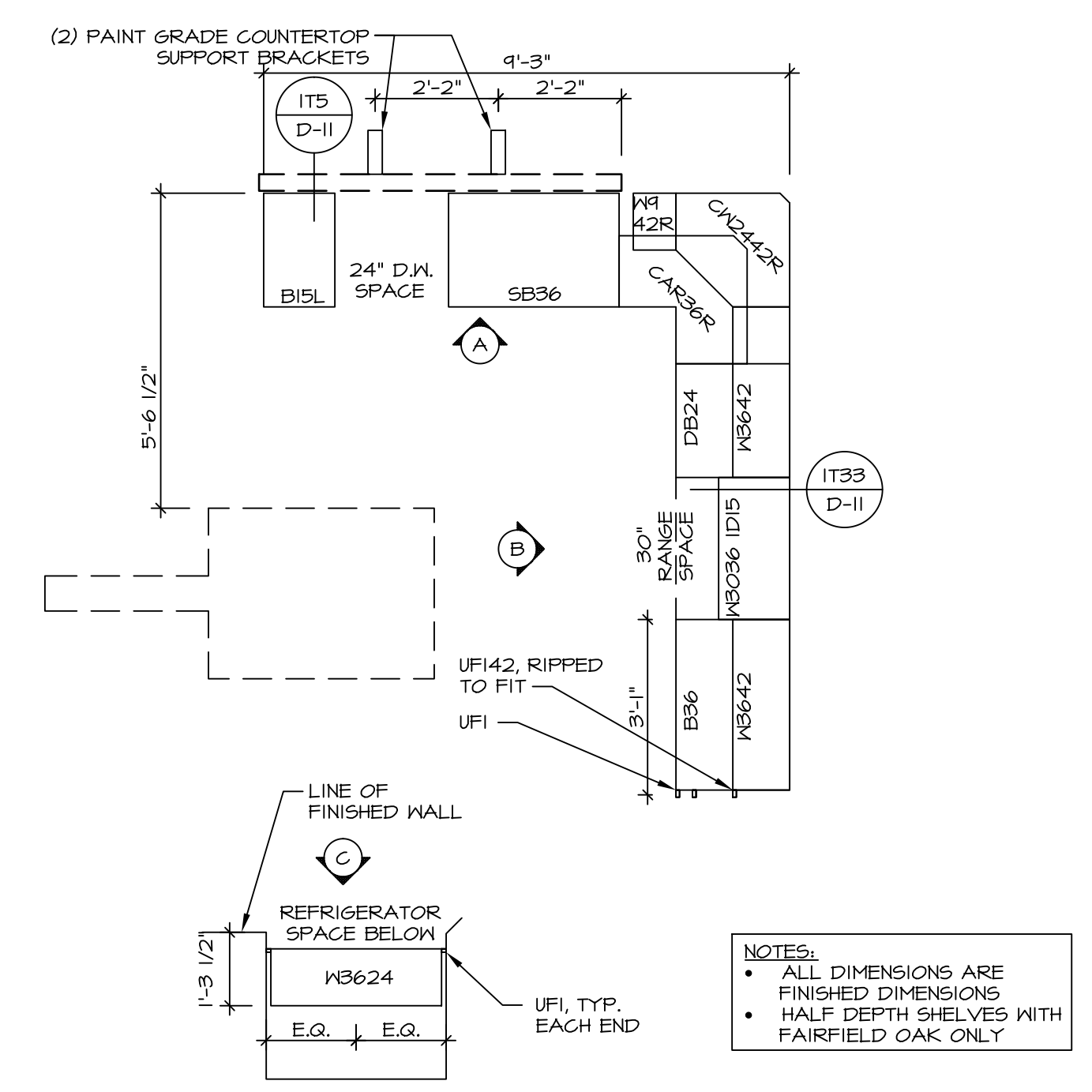


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

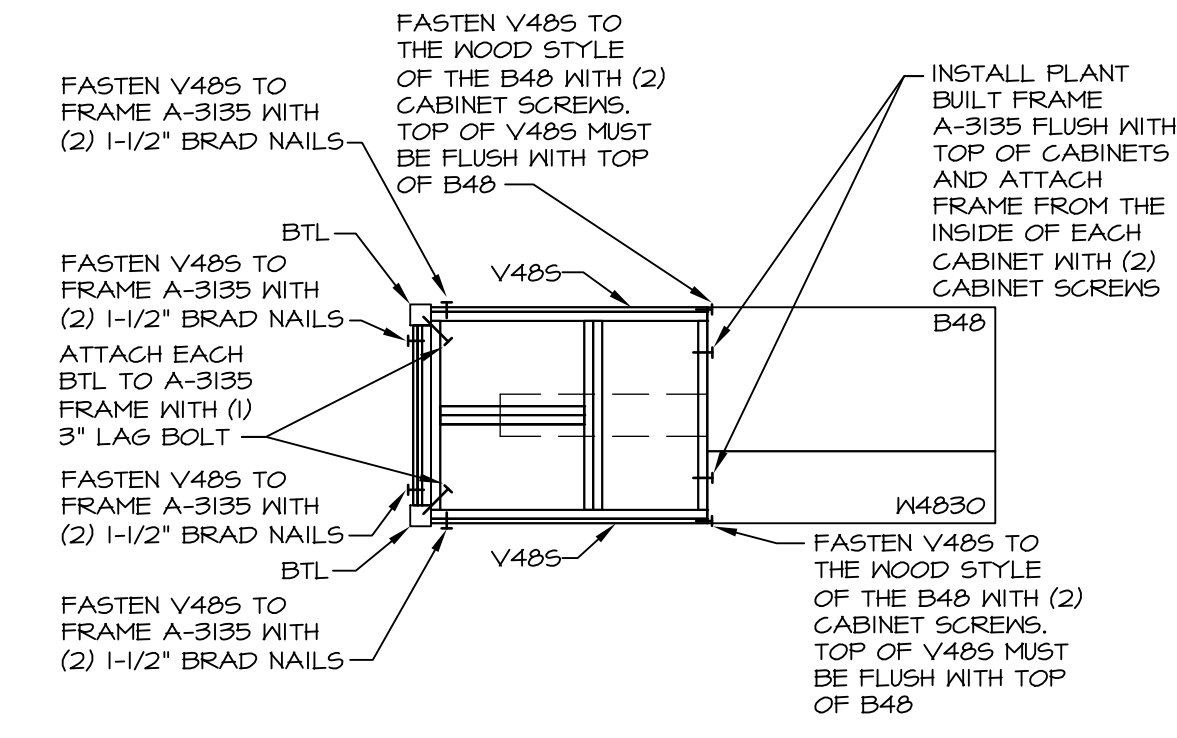
SHEET NO. A-8	MODEL VENICE	SET NO. VNC00	REV. NO. 1
VERSION 06	DRAWING TITLE SECOND FLOOR PLAN	DATE 3/18/2015	DATE 08/05/16
OPTION DESCRIPTION	OPTION	REMARKS	
44		<p style="font-size: small;">NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied in any way, or used for any other purpose without the written consent of NVR, Inc.</p> <p style="font-size: x-small;">NVR Architectural Services 21 Park Plaza, Ste. A Frederick, MD 21702</p>	



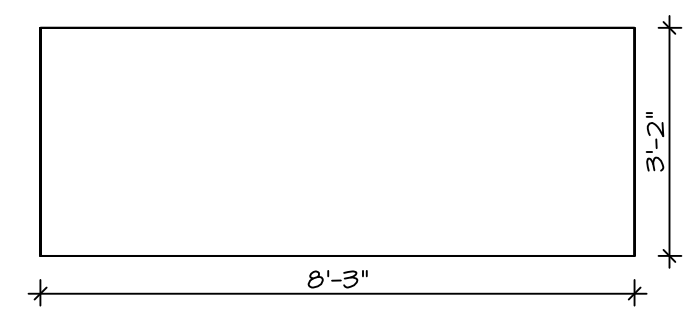
4 COUNTERTOP PLAN - (KT-2920)
 SCALE: 3/8" = 1'-0" STANDARD KITCHEN w/ 42" WALL CABINETS



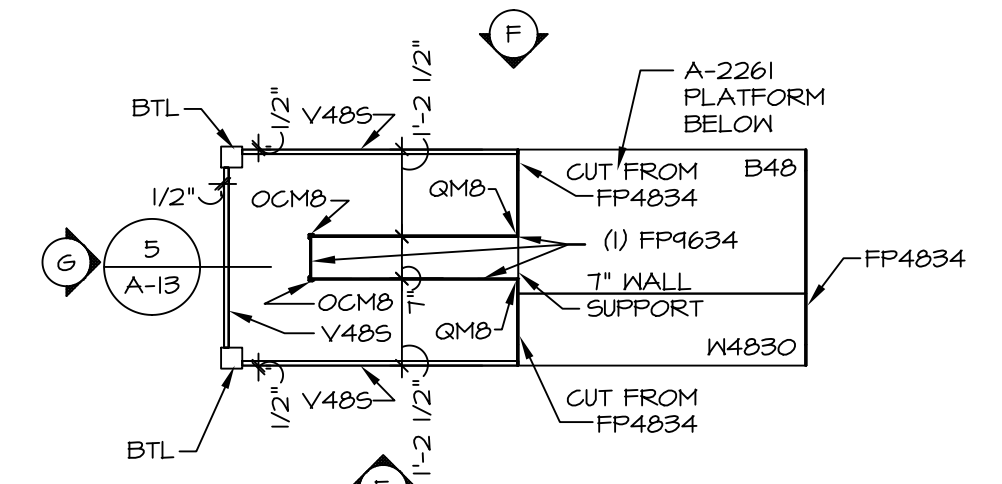
1 CABINET PLAN - (KC-2920)
 SCALE: 3/8" = 1'-0" STANDARD KITCHEN w/ 42" WALL CABINETS



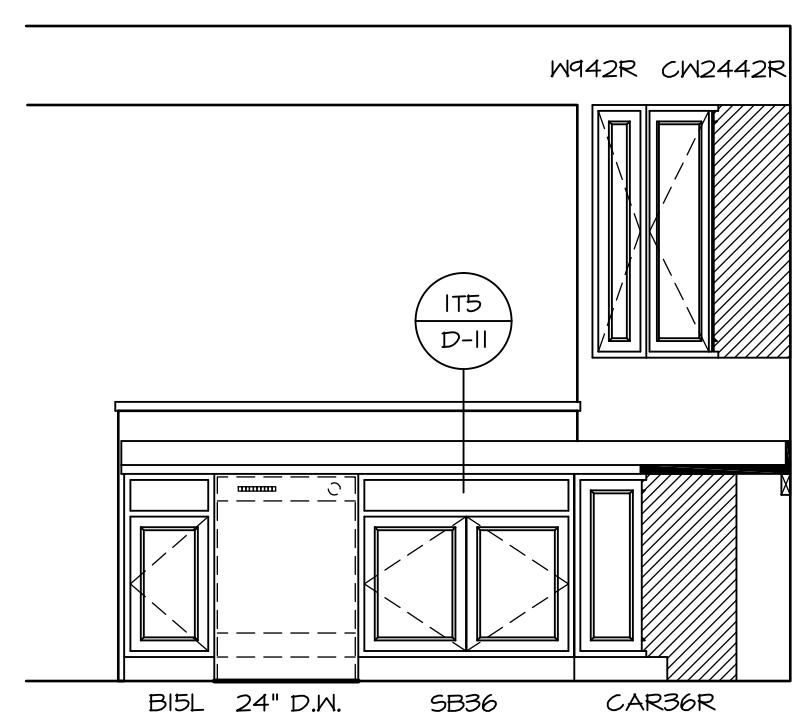
5 COUNTERTOP SUPPORT FRAME
 SCALE: 3/8" = 1'-0"



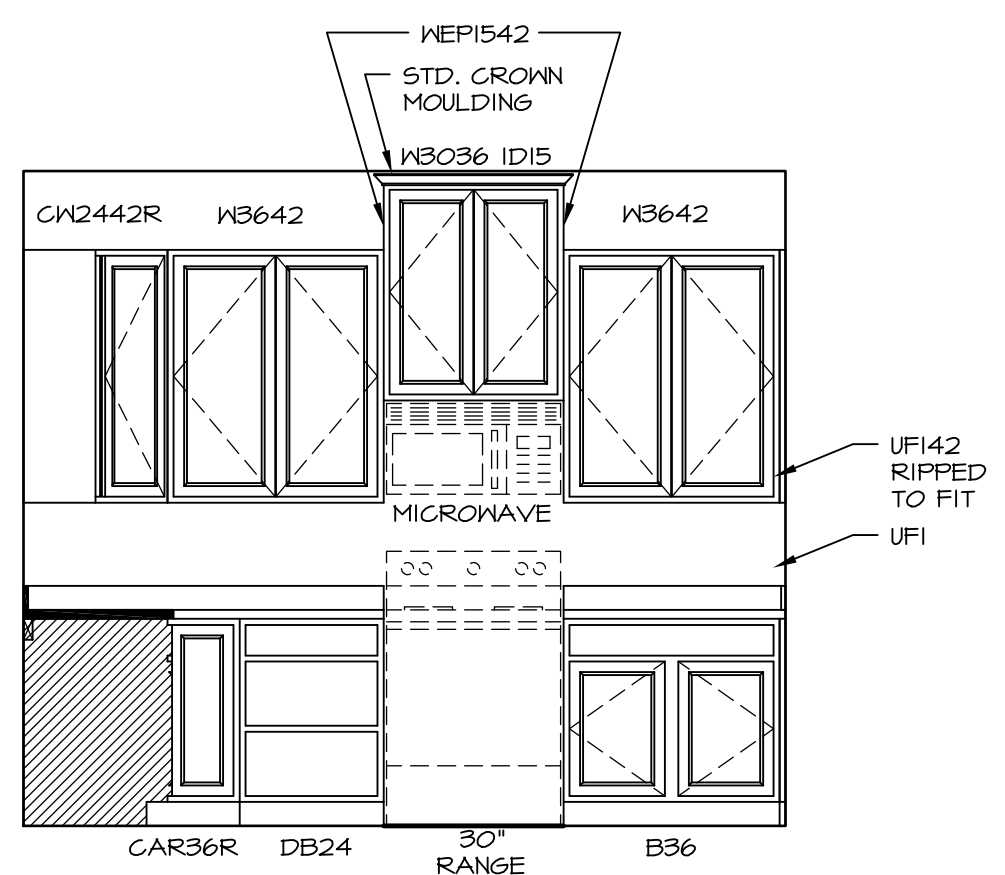
6 COUNTERTOP PLAN - KT-3215
 SCALE: 3/8" = 1'-0" GOURMET KITCHEN ISLAND "KFF"



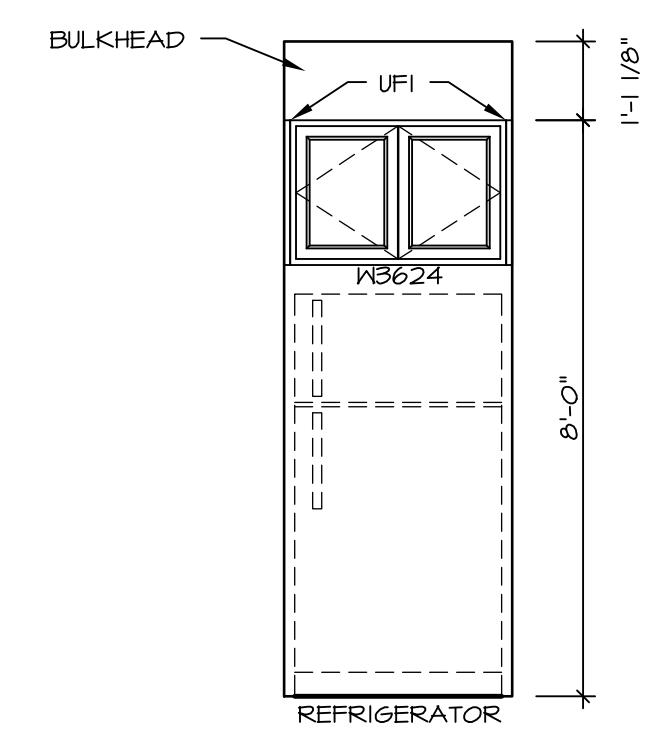
3 KITCHEN CABINET PLAN - KC-3215
 SCALE: 3/8" = 1'-0" GOURMET KITCHEN ISLAND "KFF"



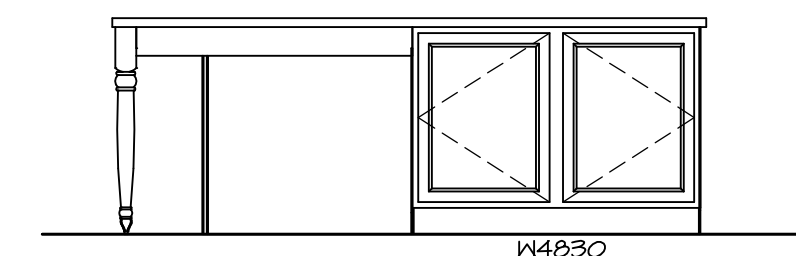
A KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



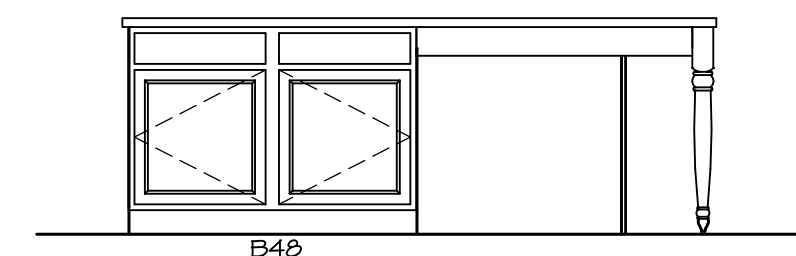
B KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



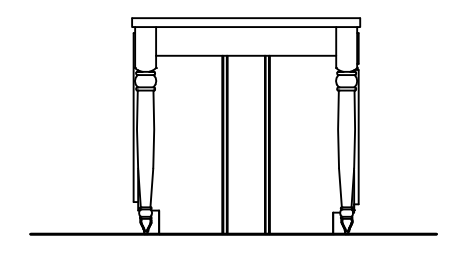
C KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



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



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



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

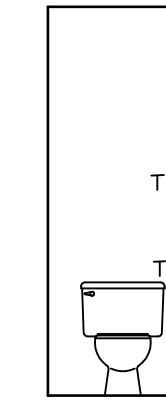
SHEET NO.	MODEL	VENICE	SET NO.	VNCOO	VERSION	06	DRAWN BY	DATE:	3/18/2015	OPTION	REMARKS
A-13	VENICE	KITCHENS									
58											

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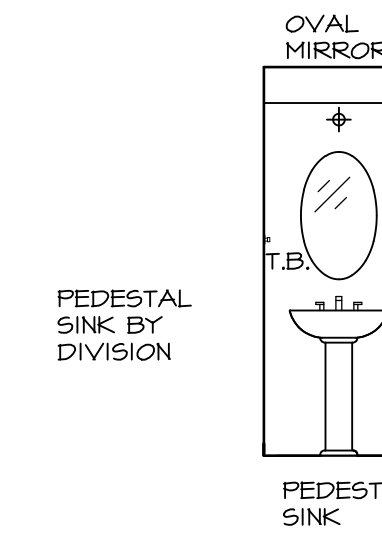
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NOTES:

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 D-II FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

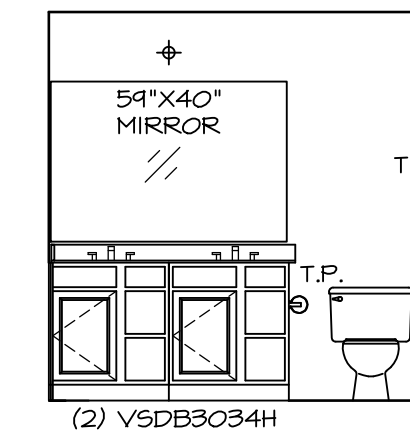


D 1ST FLOOR POWDER ROOM
SCALE: 1/4" = 1'-0"

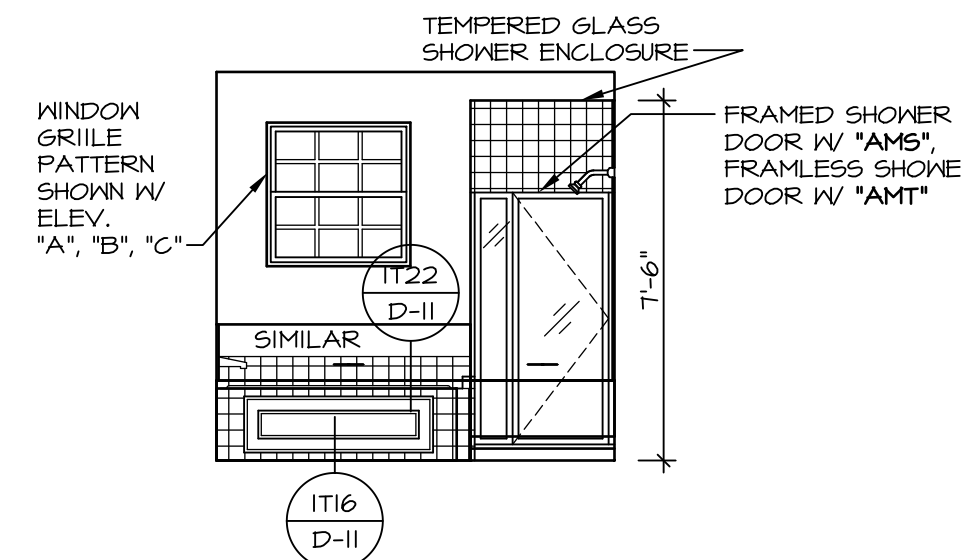


C 1ST FLOOR POWDER ROOM
SCALE: 1/4" = 1'-0"

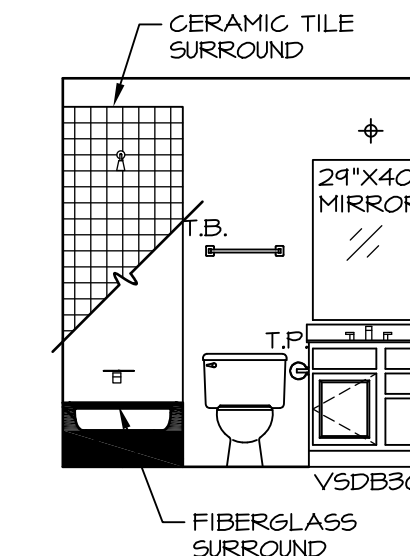
NOTE:
BATH ELEVATIONS
ARE SHOWN PER PLAN.



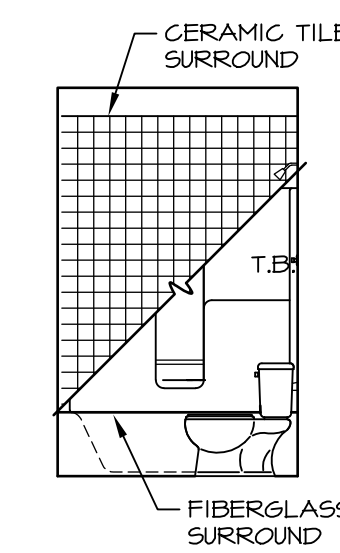
G OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



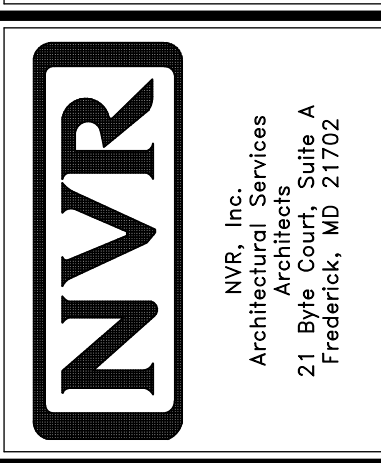
F 2ND FLOOR BATH #1
SCALE: 1/4" = 1'-0"



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

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SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE:	OPTION
A-14	VENICE	VNCOO_06	06		3/18/2015	
62	DRAWING TITLE	BATH ELEVATIONS				
	OPTION DESCRIPTION					