

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
- 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 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

SHEET NO. A-6	MODEL VENICE	DRAWING TITLE BASEMENT FLOOR PLAN	OPTION DESCRIPTION	OPTION 37	SET NO. VNCOO	VERSION 06	DRAWN BY	DATE: 3/18/2015	OPTION
					<p>VENICE BASEMENT FLOOR PLAN</p>				
<p>REMARKS</p>					<p>REV. NO. DATE DESCRIPTION</p> <p>1 08/05/16 TH - DRAWING ALIGNMENT</p> <p>2 01/24/17 TH - STANDARD DETAILS 3.0</p>				
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<p>C:\NVR\Solves\VENICE_VNCOO_06\DCY-VG-1995\475347\Sheets\Lot_Specific\37_A-6_BSMT_LS.dwg 07/06/17 - 8:28 am</p>									

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

LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

- 1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
- 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
- 3.A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C.
- 4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 6.A - (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 7.A - (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	1.A, FIELD INSTALLED
B04	BEAM STEEL - W12X14	20'-2"	ELE, EVM, GCF, ZCM	125, 126, 143	
B06	BEAM STEEL - W12X14	20'-2"	ELE, GCF, ZCM, ZCC	143	
B07	BEAM STEEL - W12X9S	20'-2"	ELE, GCF, ZCM, ZCC	110	
B08-2	LVL - 18	15'-7"	MAA	123, 115	2.A, FIELD INSTALLED
PF01-2	LVL - 11-04	19'-8"	GCF	102	1.A, FIELD INSTALLED
PF01-2	LVL - 11-04	19'-8"	GCF, ZCM	102	1.A, FIELD INSTALLED
PF03-2	EXT HEADER - 2X12 - 2 PLY	11'-4"	GCF, SQK/SRM	167	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, GCF, ZCM	125, 126	
J18	JACK - (3) 2X4 SPF STUD GRADE	ELE, EVM, GCF, ZCM	125, 126	
J22	JACK - (2) 2X4 SPF STUD GRADE	GCF, ZCM	102	
J25	JACK - (3) 2X4 SPF STUD GRADE	GCF		
J26	JACK - (2) 2X4 SPF STUD GRADE	GCF	167	
J27	JACK - (2) 2X4 SPF STUD GRADE	GCF	167	
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, SRM, SQK	117	
J54	JACK - (3) 2X4 SPF STUD GRADE	MAA, SRM, SQK, WSA	117	
J56	JACK - (3) 2X4 SPF STUD GRADE	GCF	108	
J64	JACK - (6) 2X4 SP#1	ELE, GCF, ZCM, ZCC		
J70	JACK - (3) 2X4 SPF STUD GRADE	ELE, GCF, 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
C01	STANCHION - 3 IN DIA 116A ADJ	9'-6 1/16"	ELE, FBA, GCF, ZCM, ZCC	143	
C02	STANCHION - 3 IN SCHED 40	4'-1 5/8"	ELE, FBA, GCF, ZCM, ZCC	110	

GYPSUM NOTES

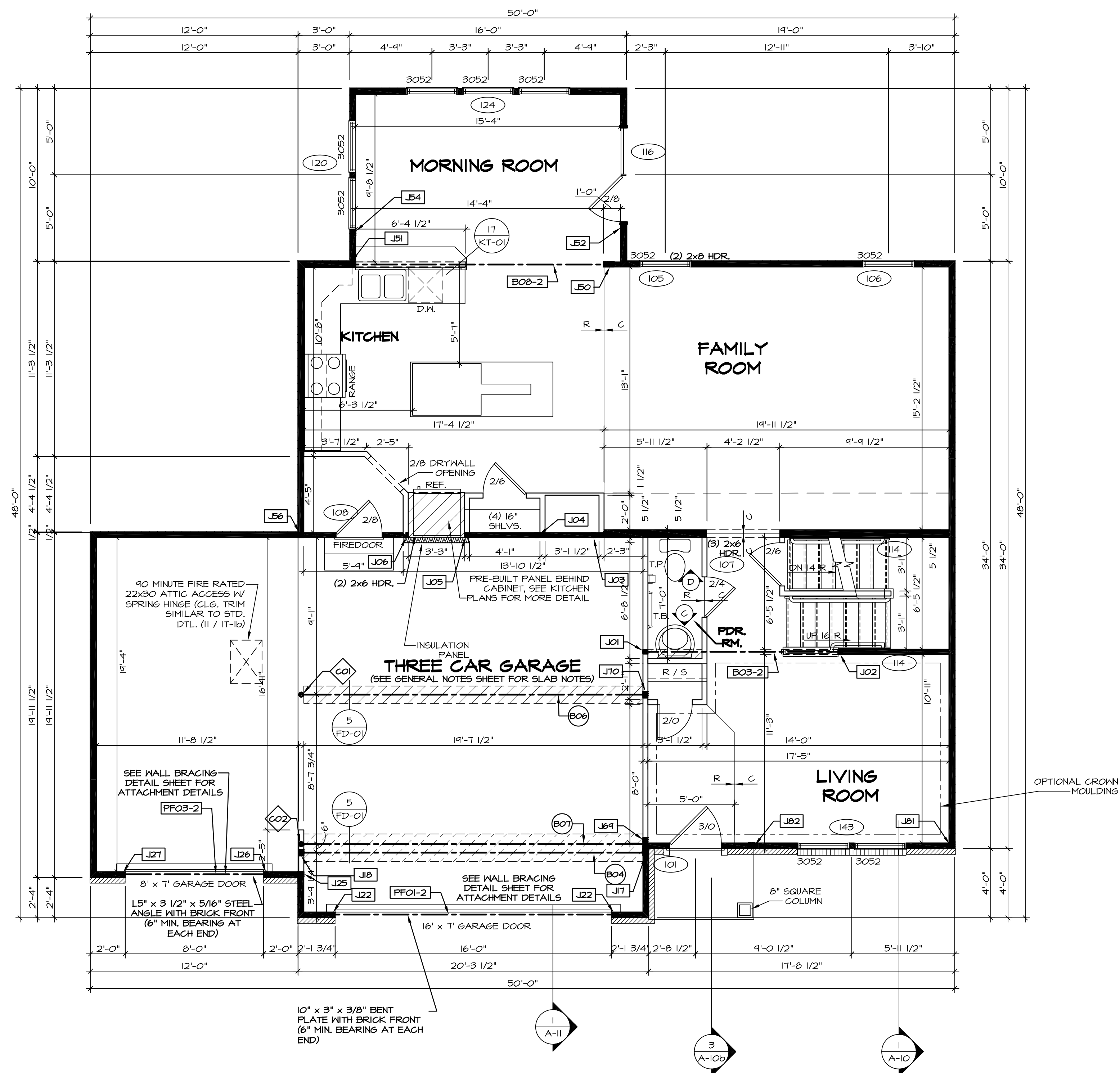
- AT GARAGE:**
 GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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 EACH END, 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.

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	6/22/17	50 - REMOVED GARAGE SERVICE DOOR

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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

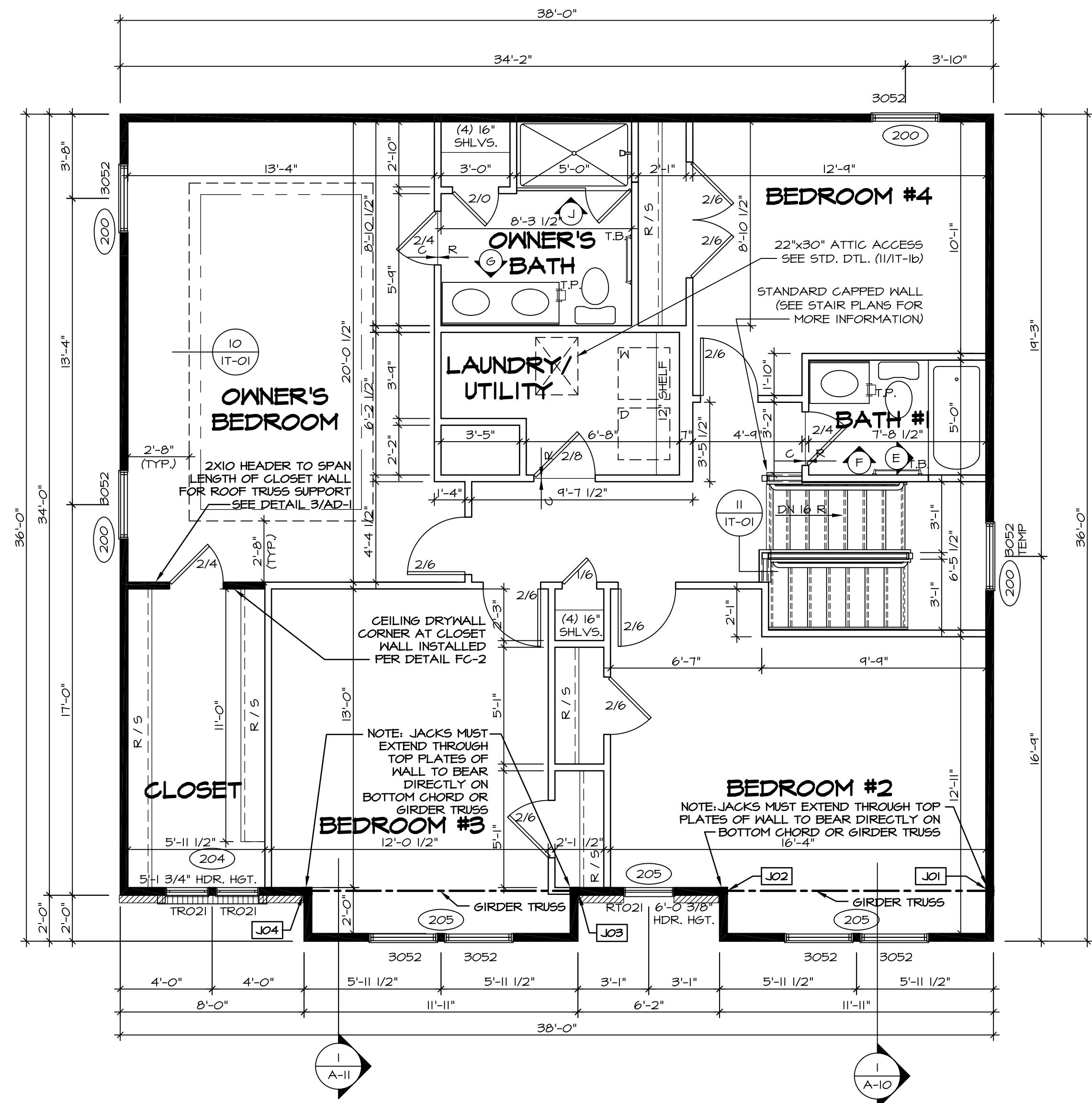
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JO1	JACK - (3) 2X4 SP#1		202	
JO2	JACK - (3) 2X4 SP#1		202	
JO3	JACK - (3) 2X4 SP#1		202, 206	
JO4	JACK - (3) 2X4 SP#1		202, 206	

FLOOR PLAN NOTES

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- ALL WINDOWS HAVE T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

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 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

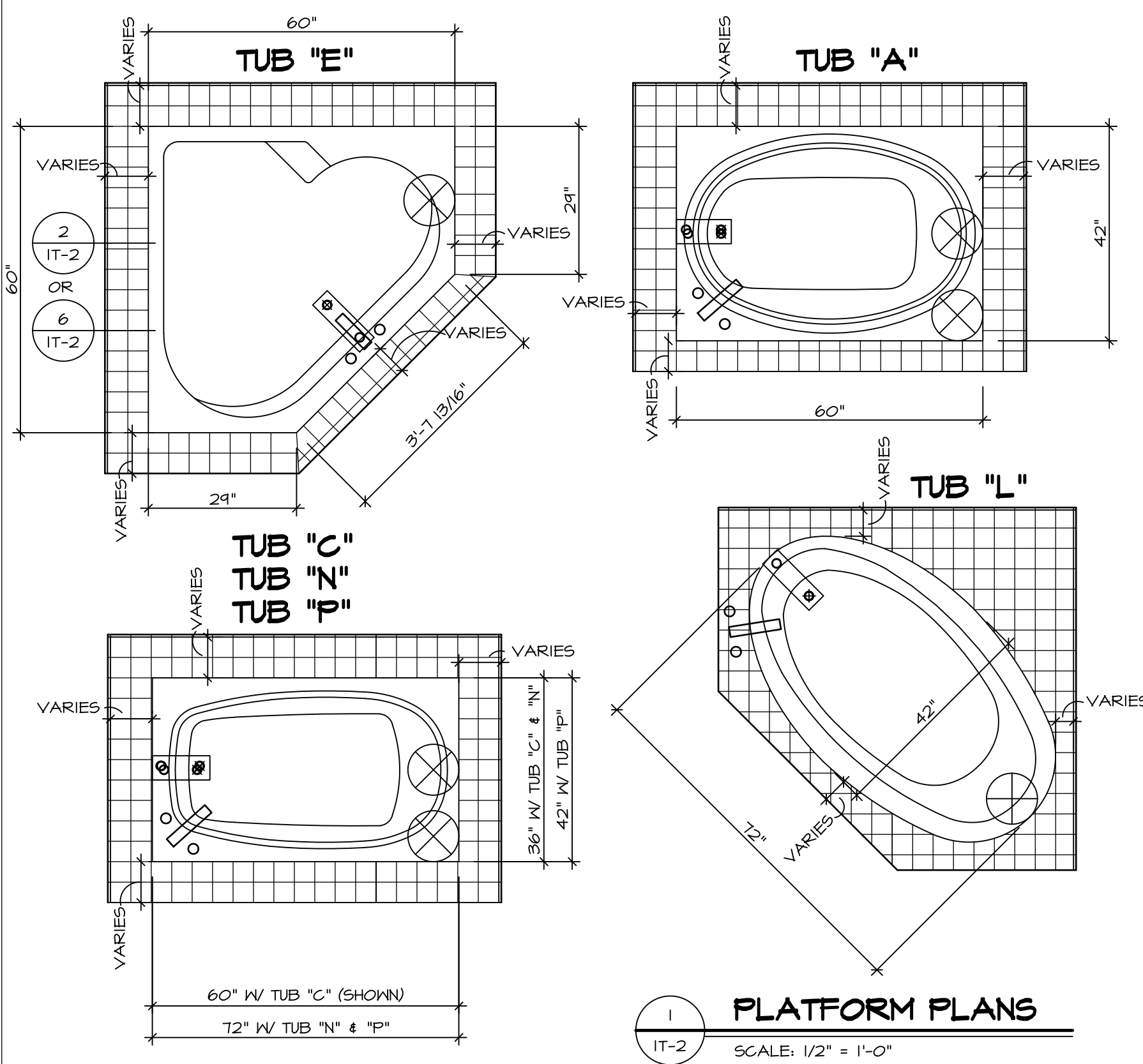


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

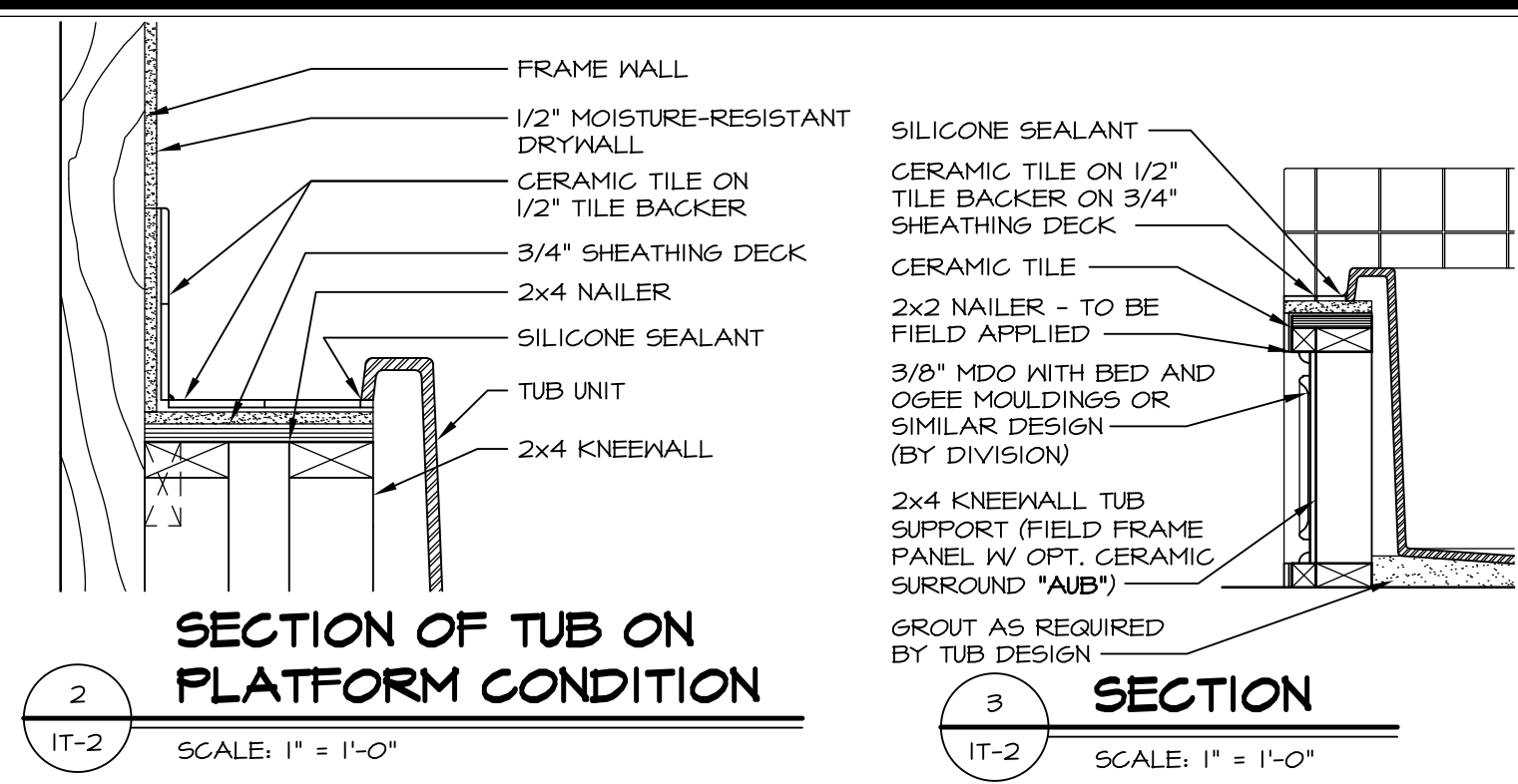
VENICE ARCHITECTS, INC.
21 BAYVIEW AVE.
FREDERICK, MD 21702

07/06/17 - 8:28 am

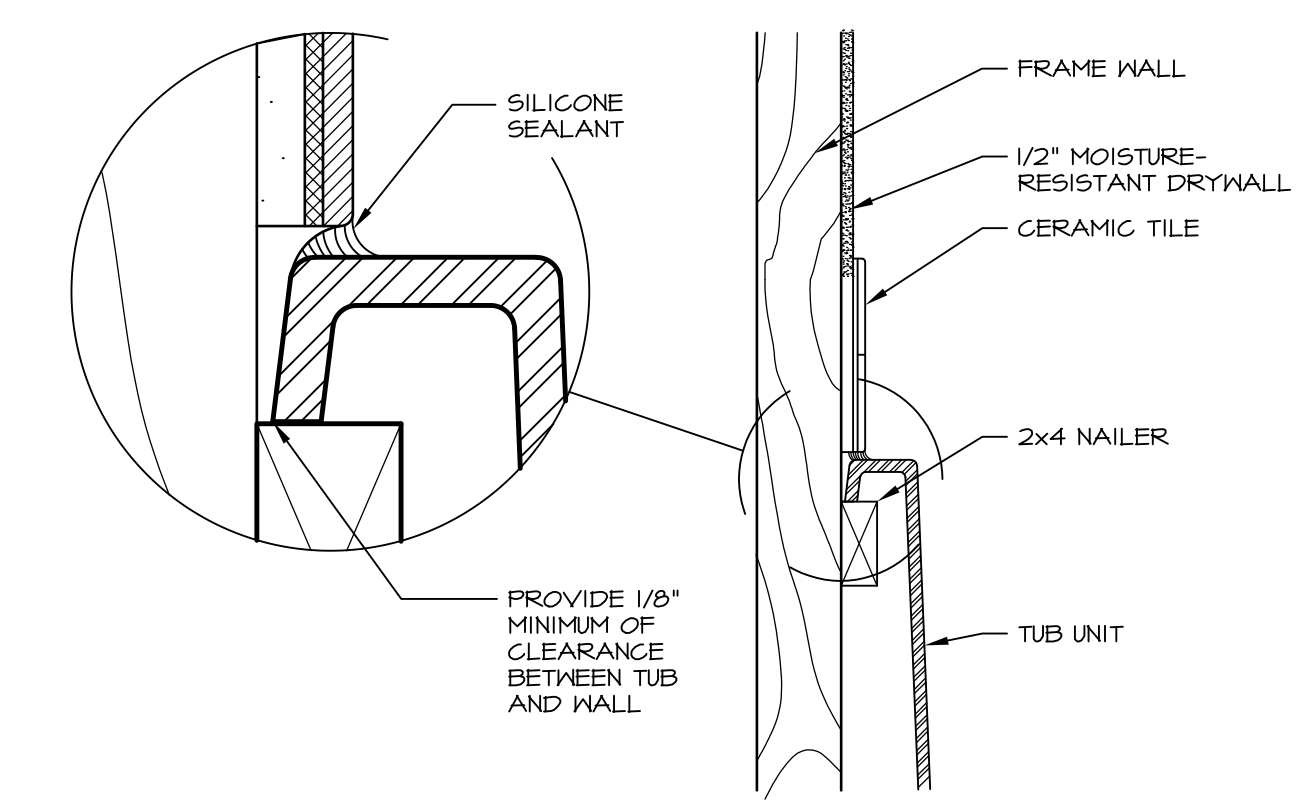


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

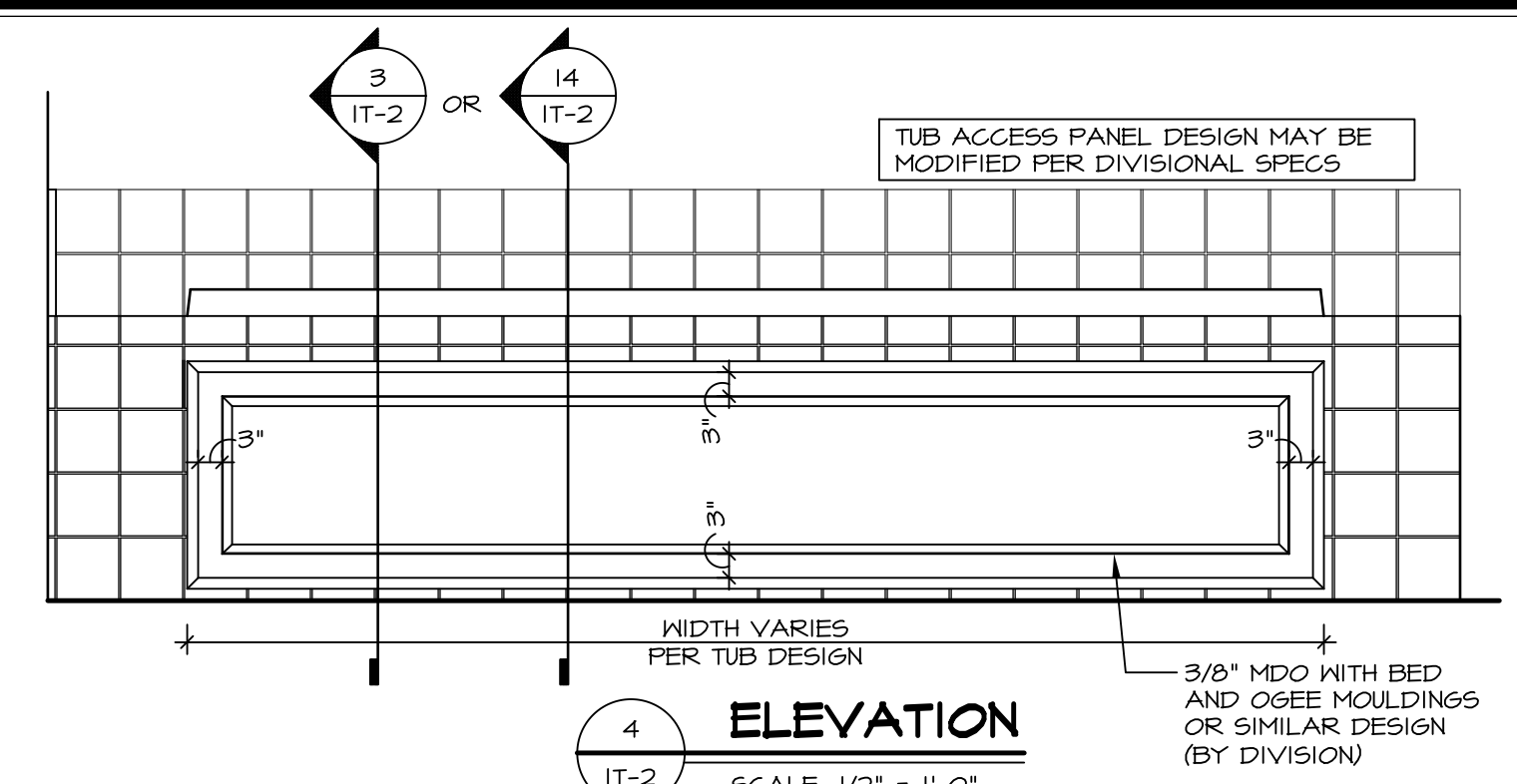
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/ STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/ STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/ STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/ STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/ STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/ STERLING	18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



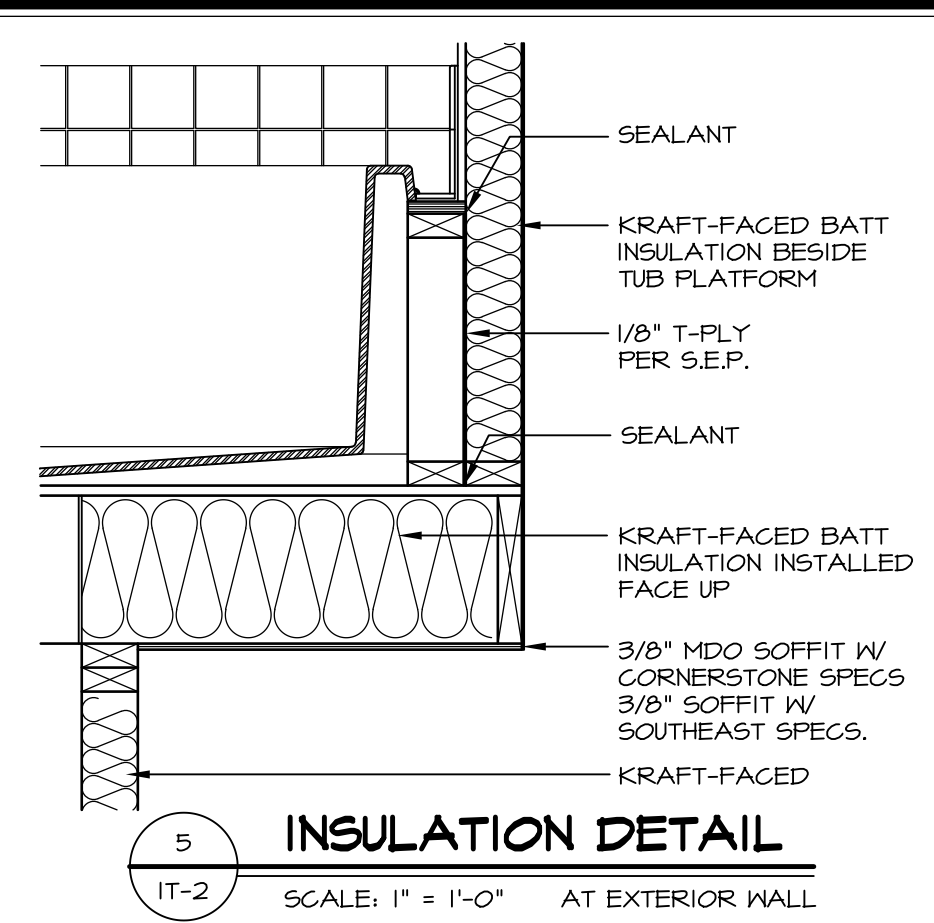
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



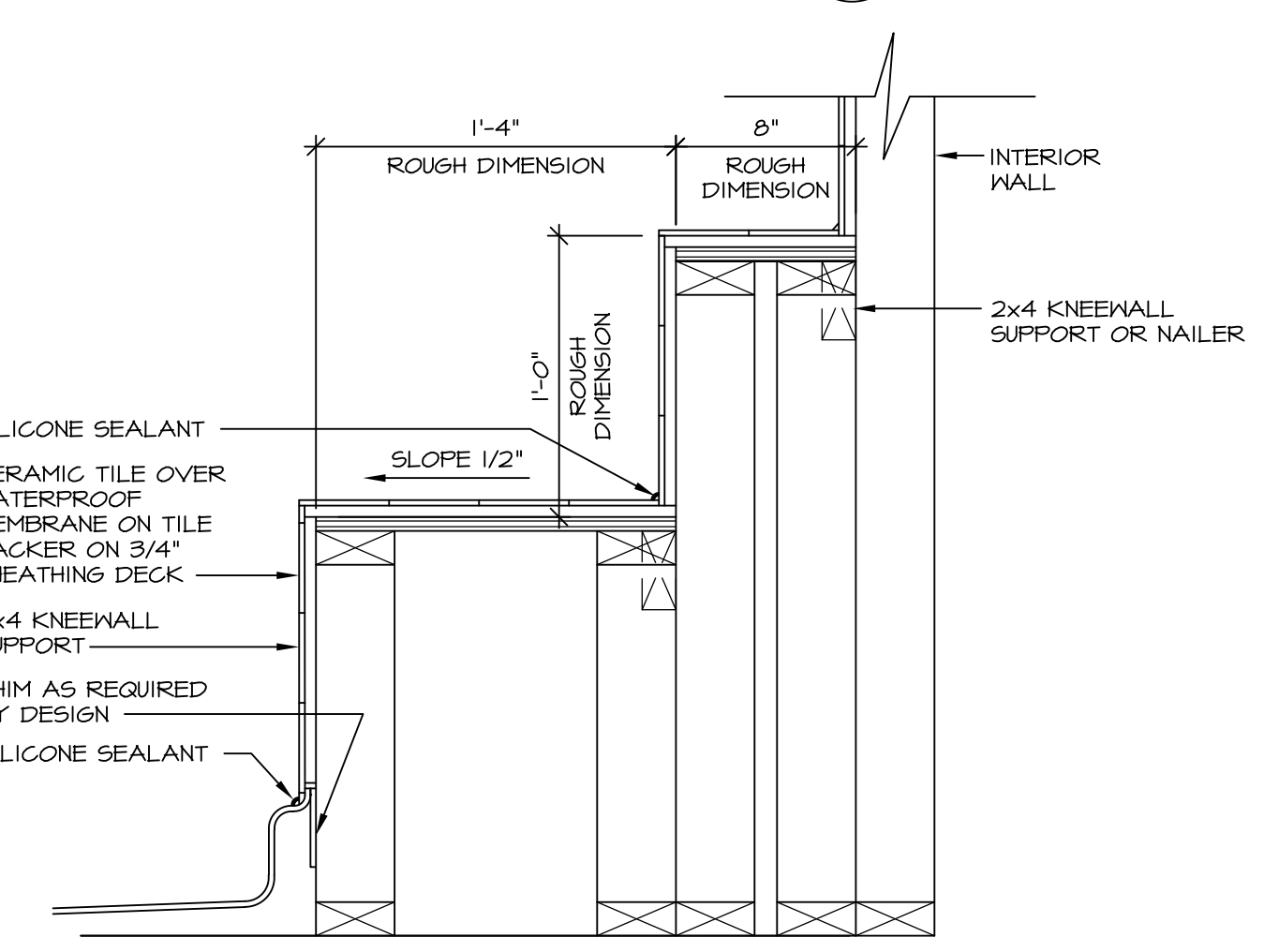
3 SECTION OF TUB TO WALL CONDITION
SCALE: 1 1/2" = 1'-0"



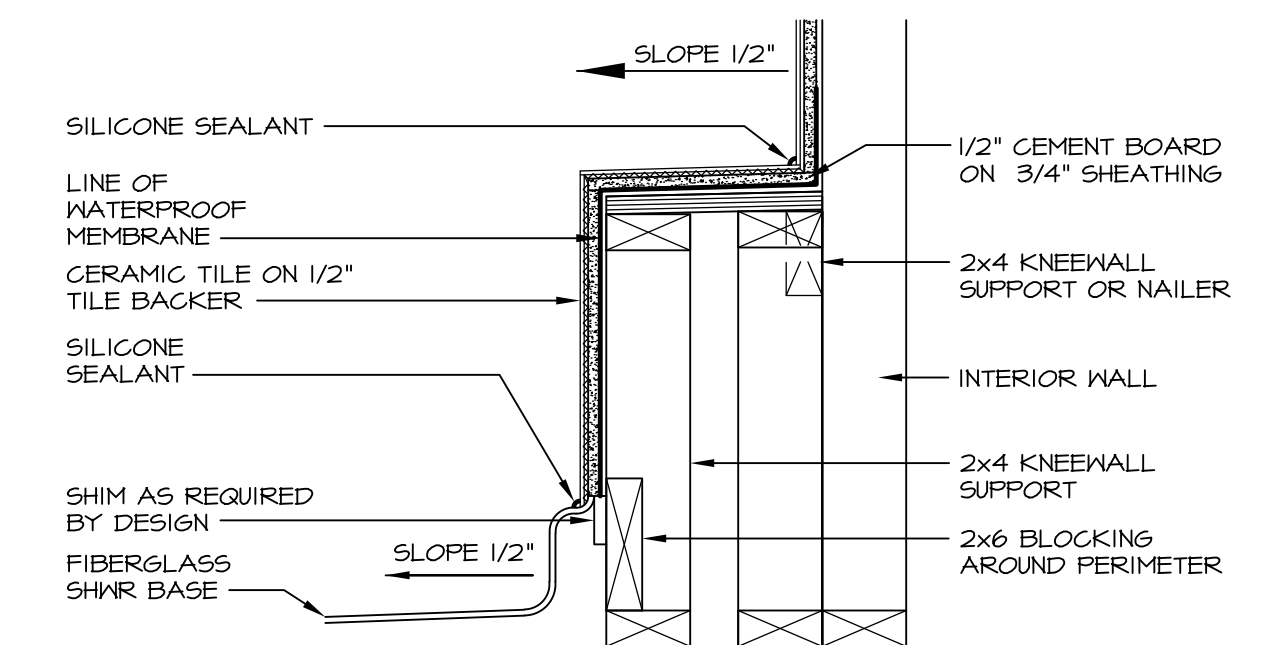
4 ELEVATION
SCALE: 1/2" = 1'-0"



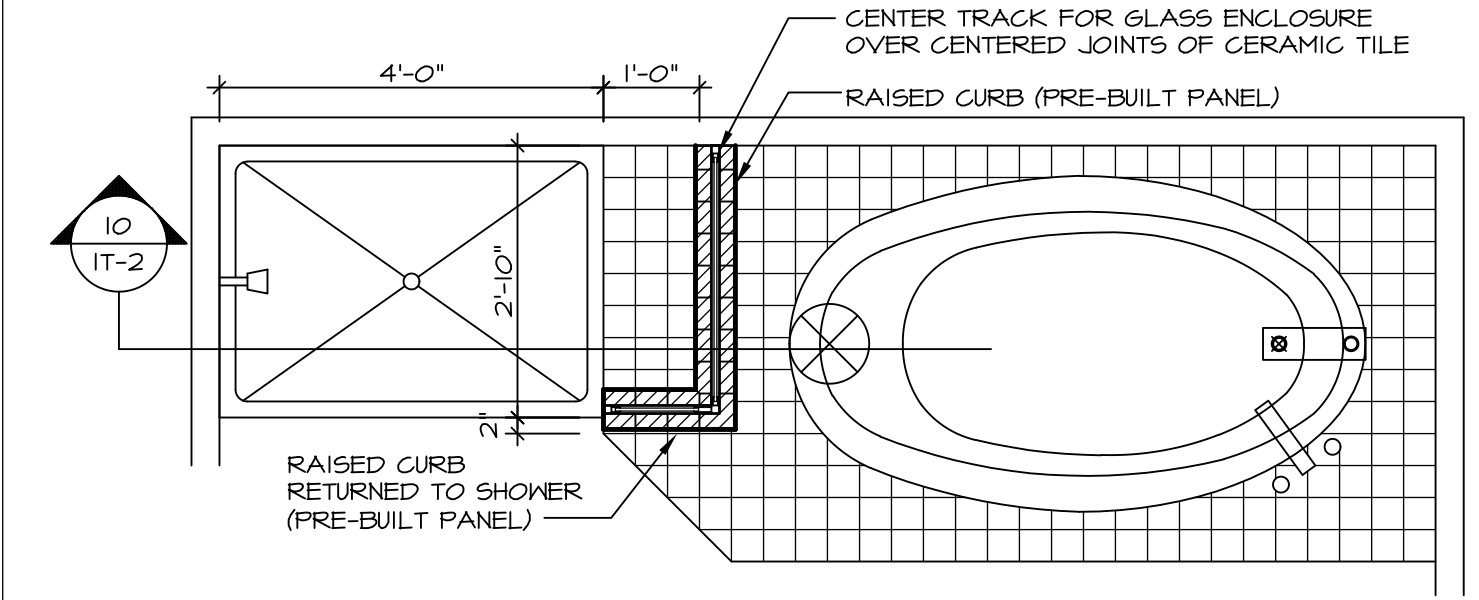
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



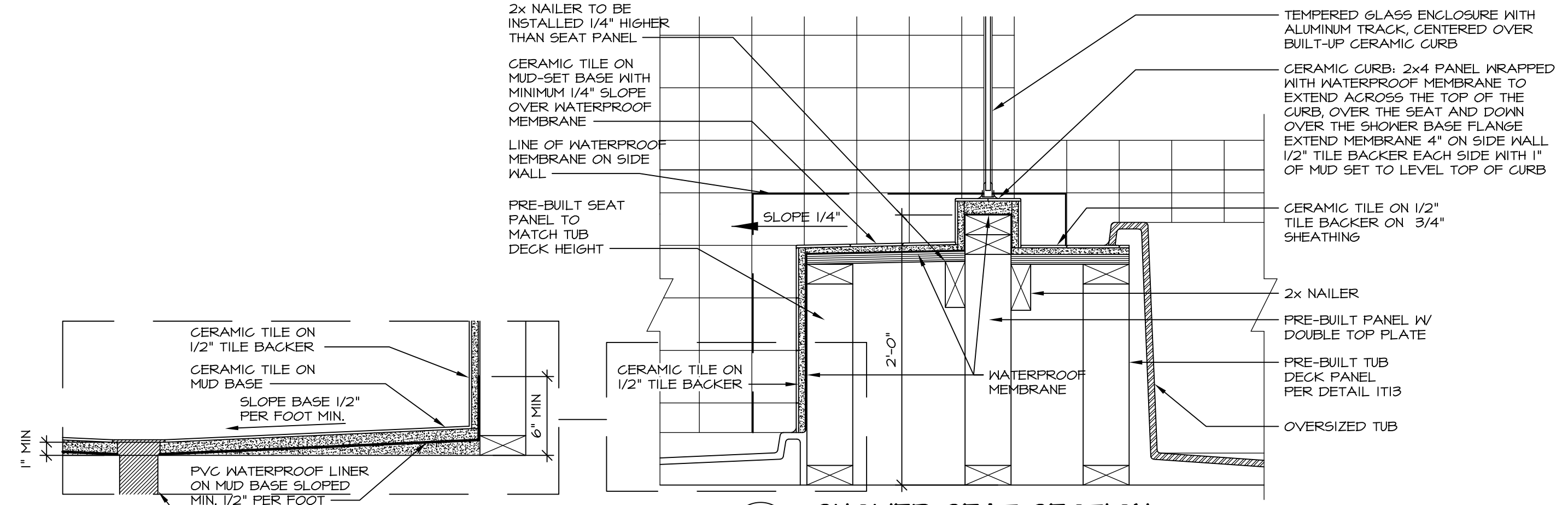
6 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1 1/2" = 1'-0"



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



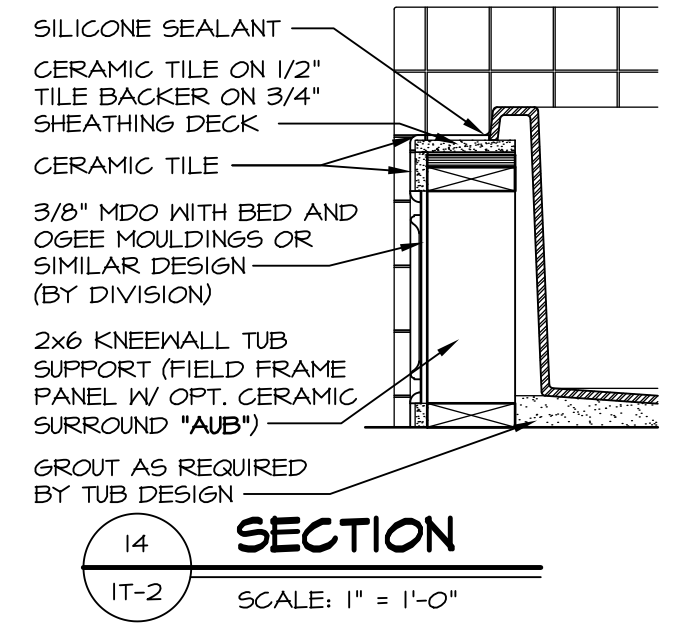
9 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



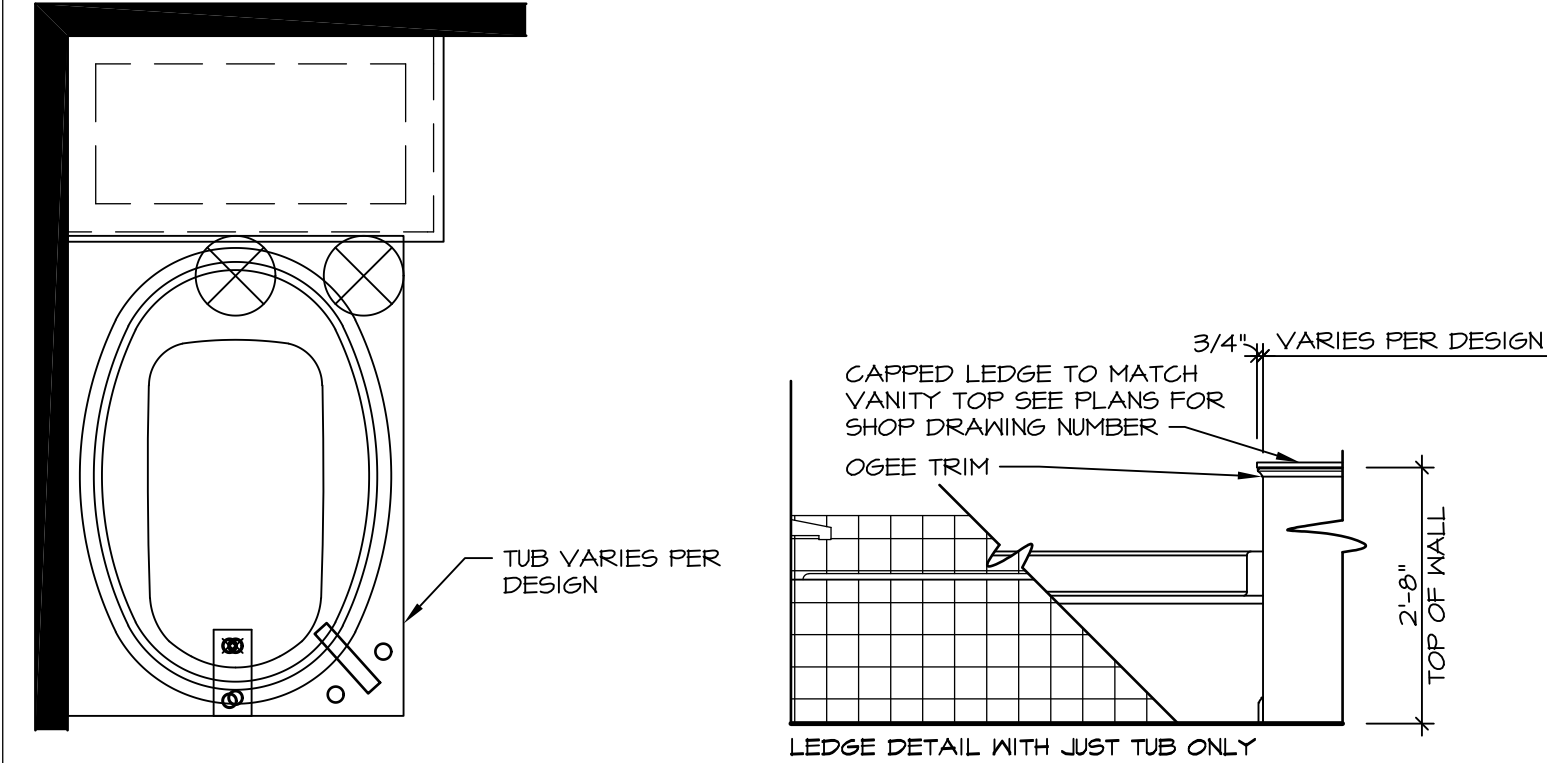
10 SHOWER SEAT SECTION
SCALE: 1-1/2" = 1'-0"



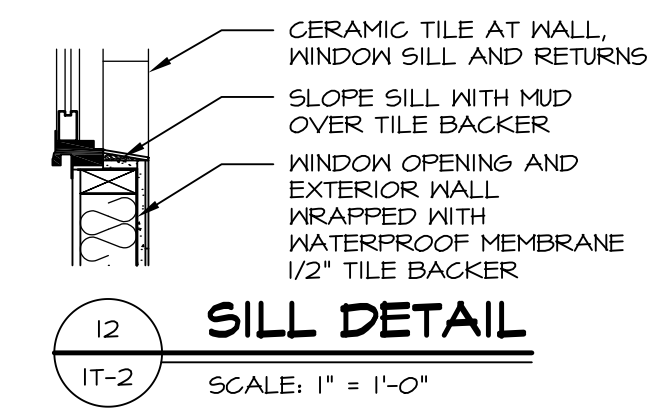
11 ALTERNATE SHOWER PAN DETAIL



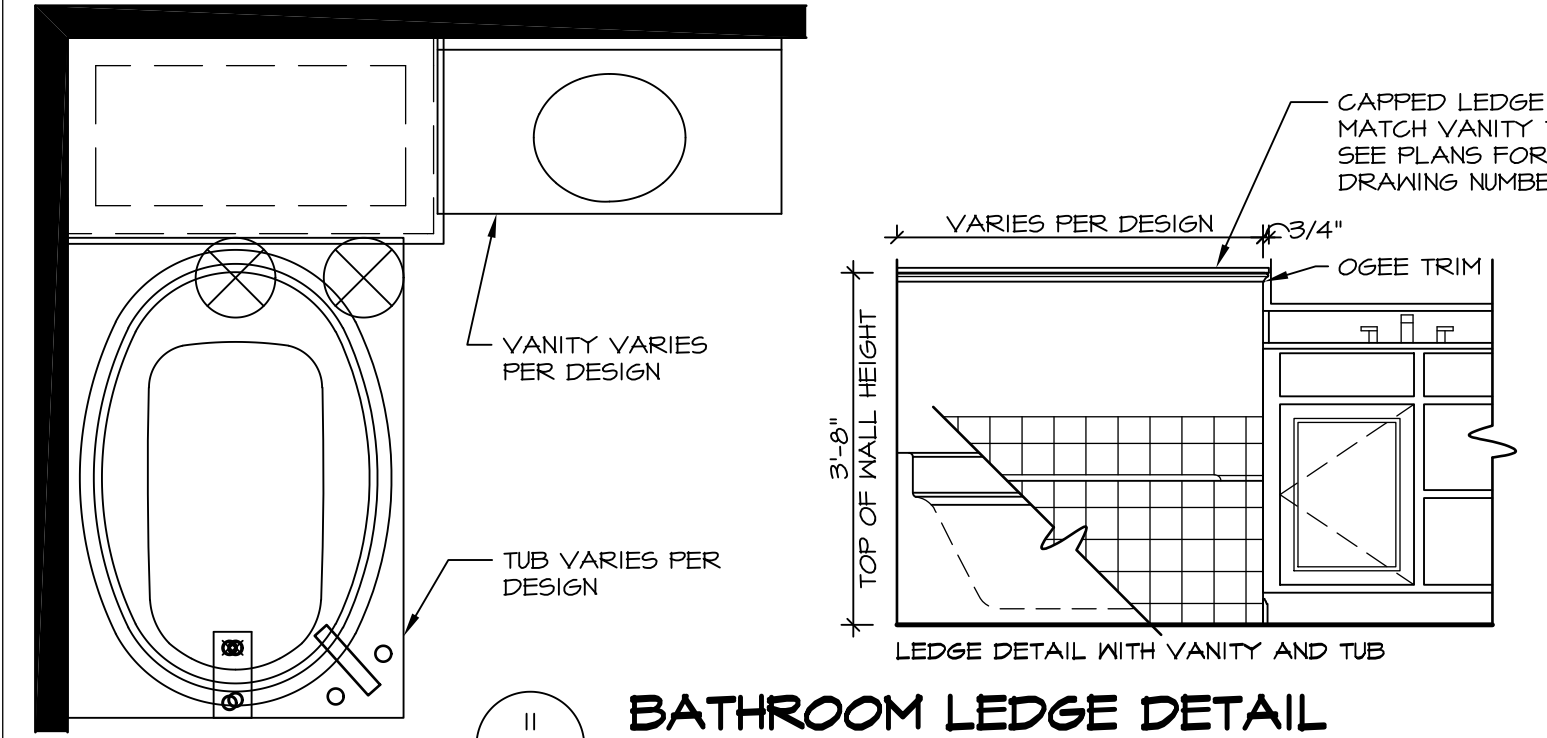
12 SECTION
SCALE: 1" = 1'-0"



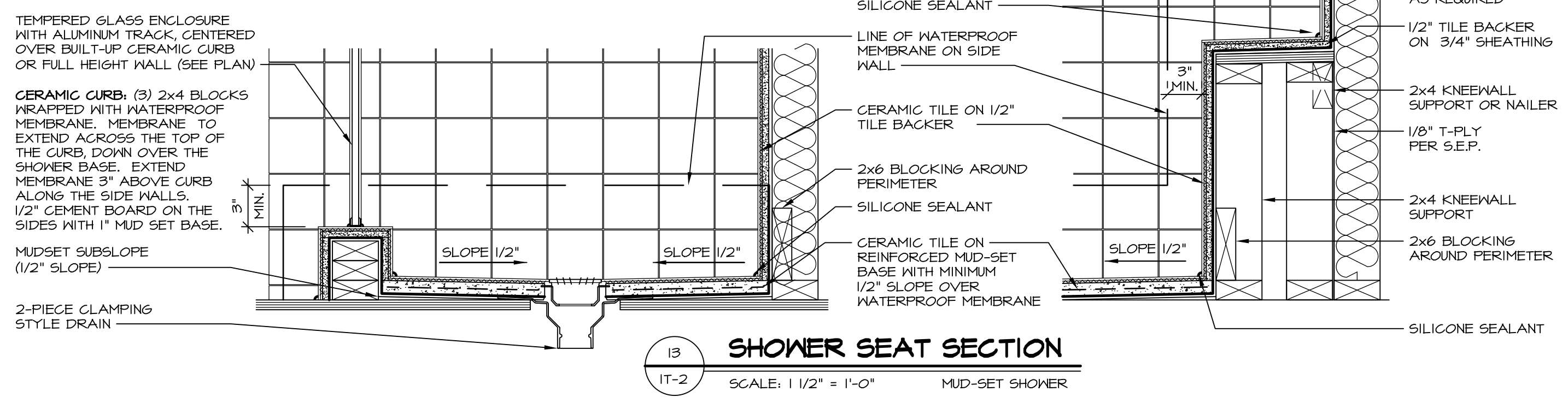
13 BATHROOM LEDGE DETAIL
SCALE: 1/2" = 1'-0"



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



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



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

REV. NO. DATE
5/11/17
5/11/17

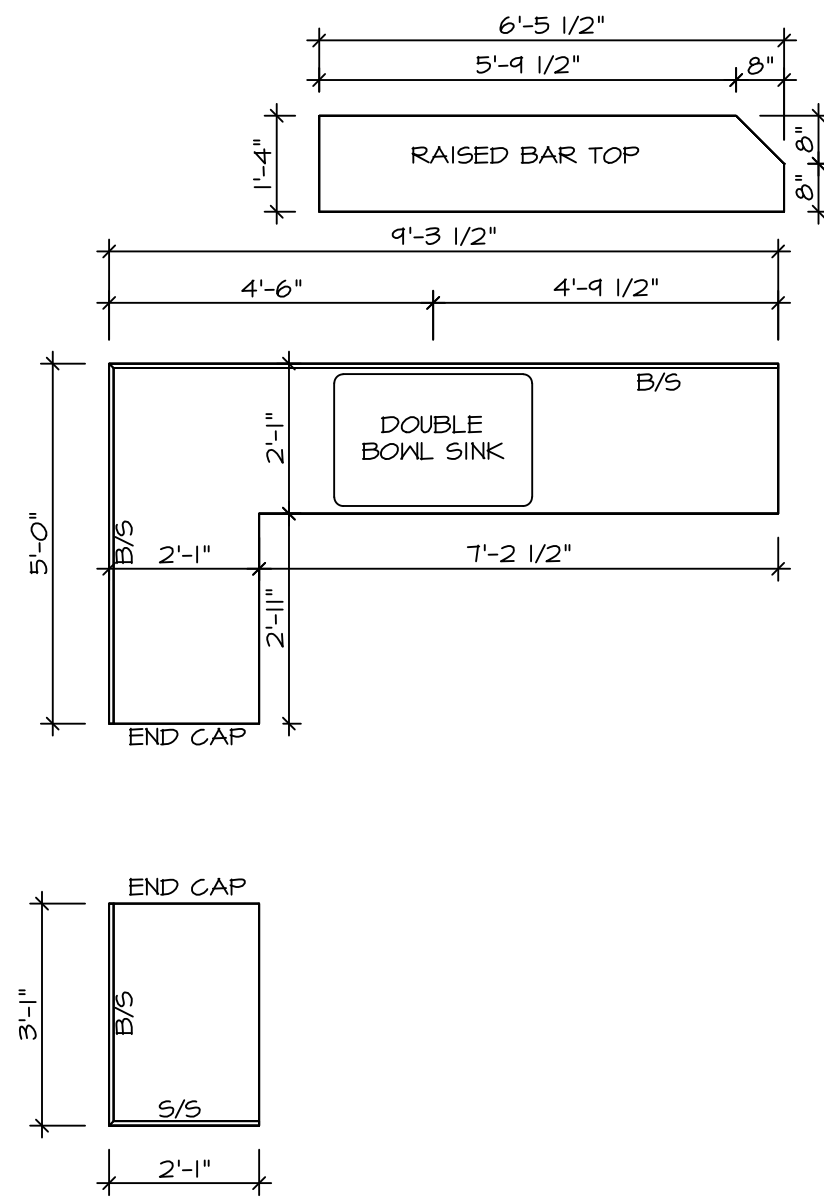
REMARKS
EPP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (095 #15 5414)

NVR
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Architectural Services
5285 Westpark Drive, Suite 100
Frederick, MD 21703

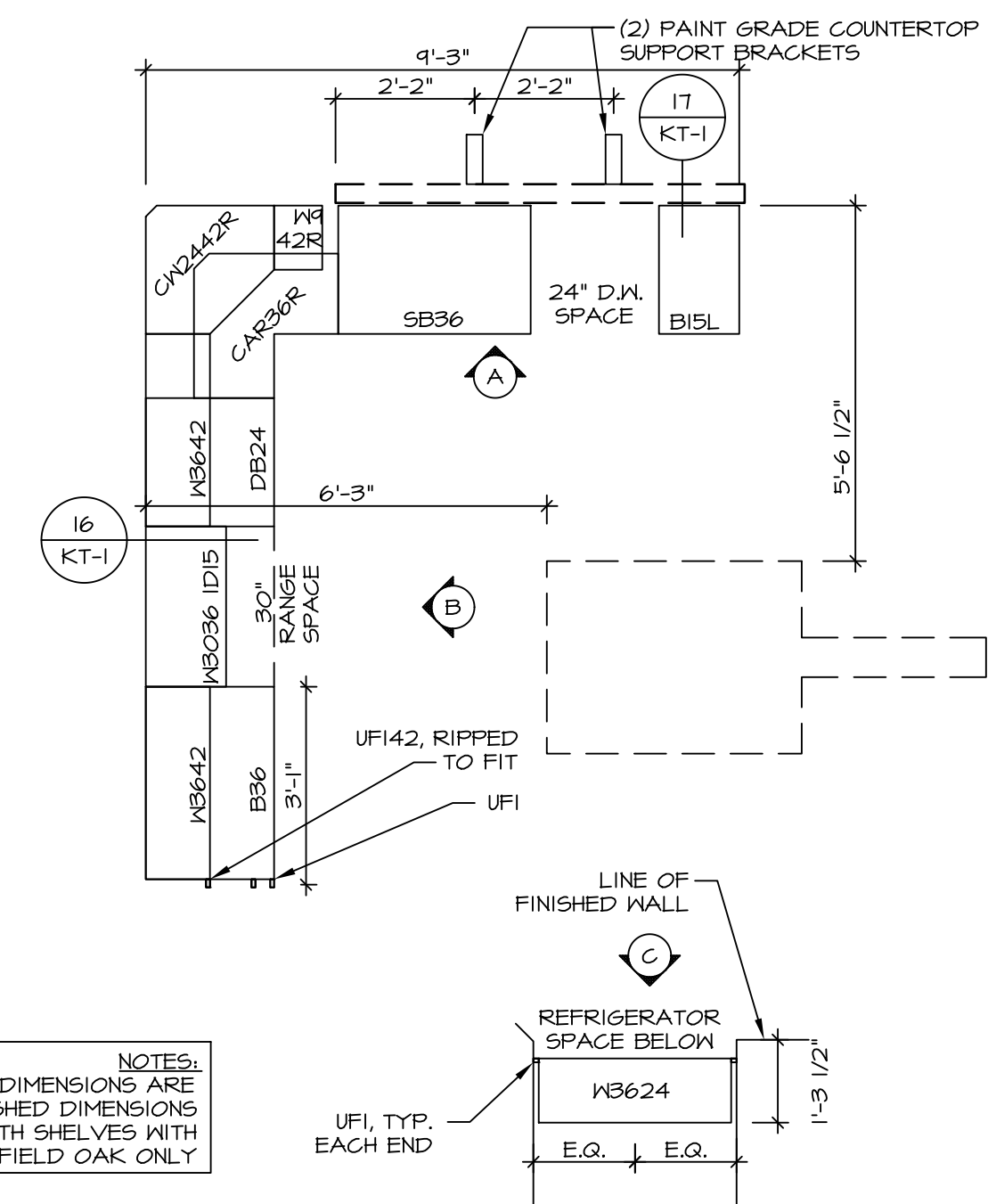
SET NO. NVR
VERSION
DRAWN BY
DATE:
OPTION

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

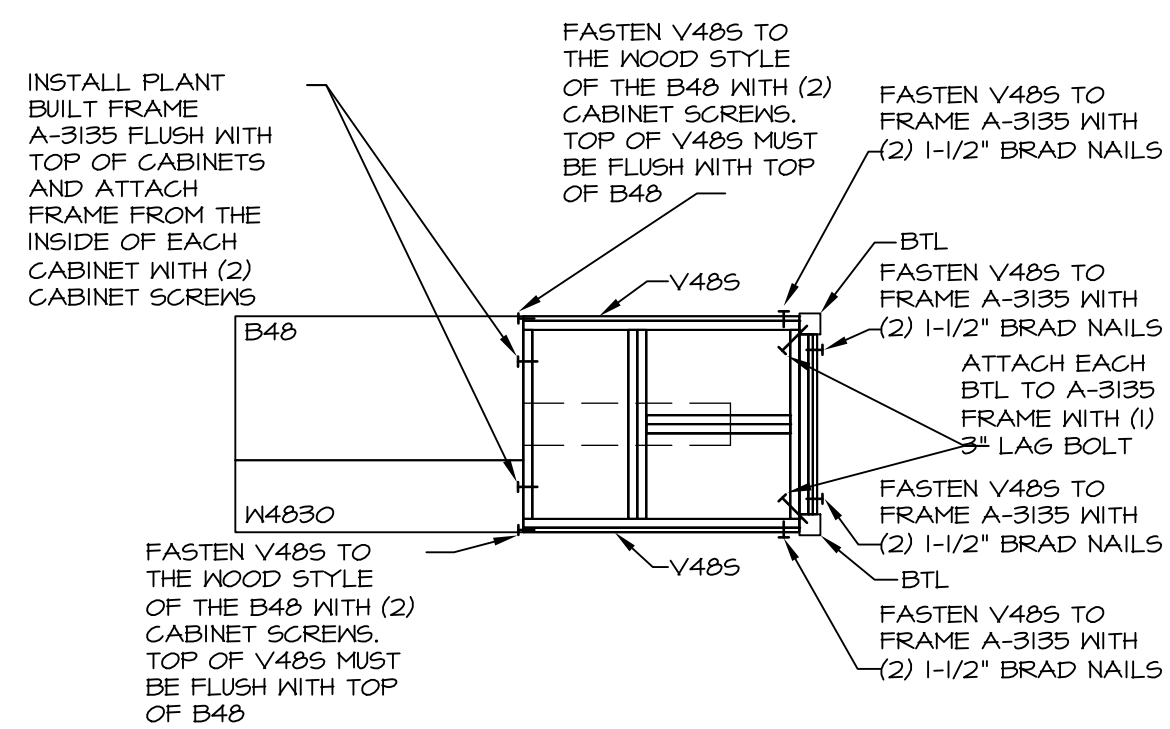
SHEET NO.
IT-2



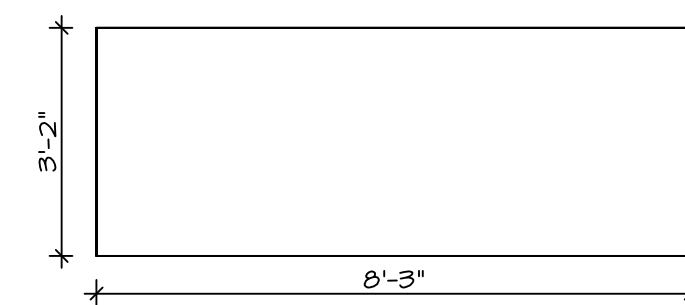
COUNTERTOP PLAN - (KT-2920)
STANDARD KITCHEN w/
42" WALL CABINETS
SCALE: 3/8" = 1'-0"
4
A-13



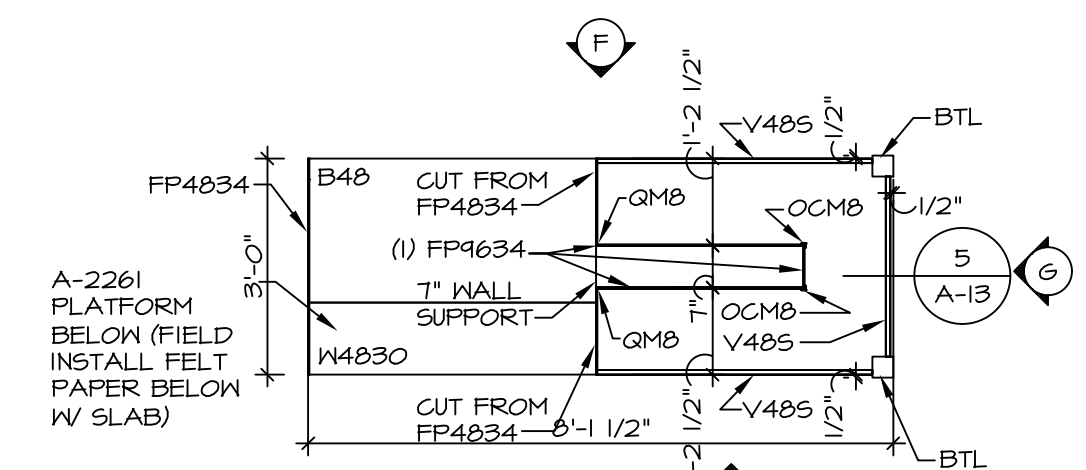
CABINET PLAN - (KC-2920)
STANDARD KITCHEN w/
42" WALL CABINETS
SCALE: 3/8" = 1'-0"
1
A-13



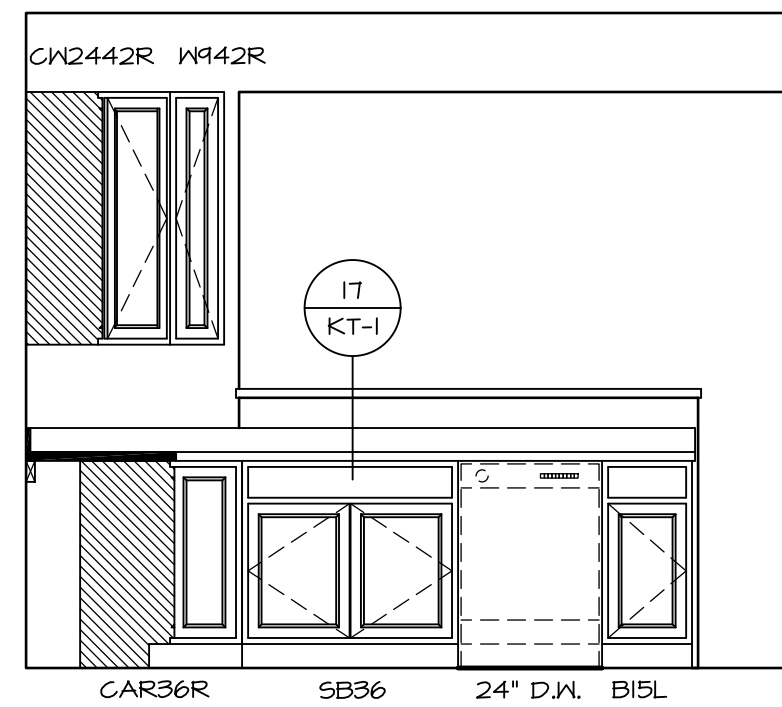
COUNTERTOP SUPPORT FRAME
SCALE: 3/8" = 1'-0"
5
A-13



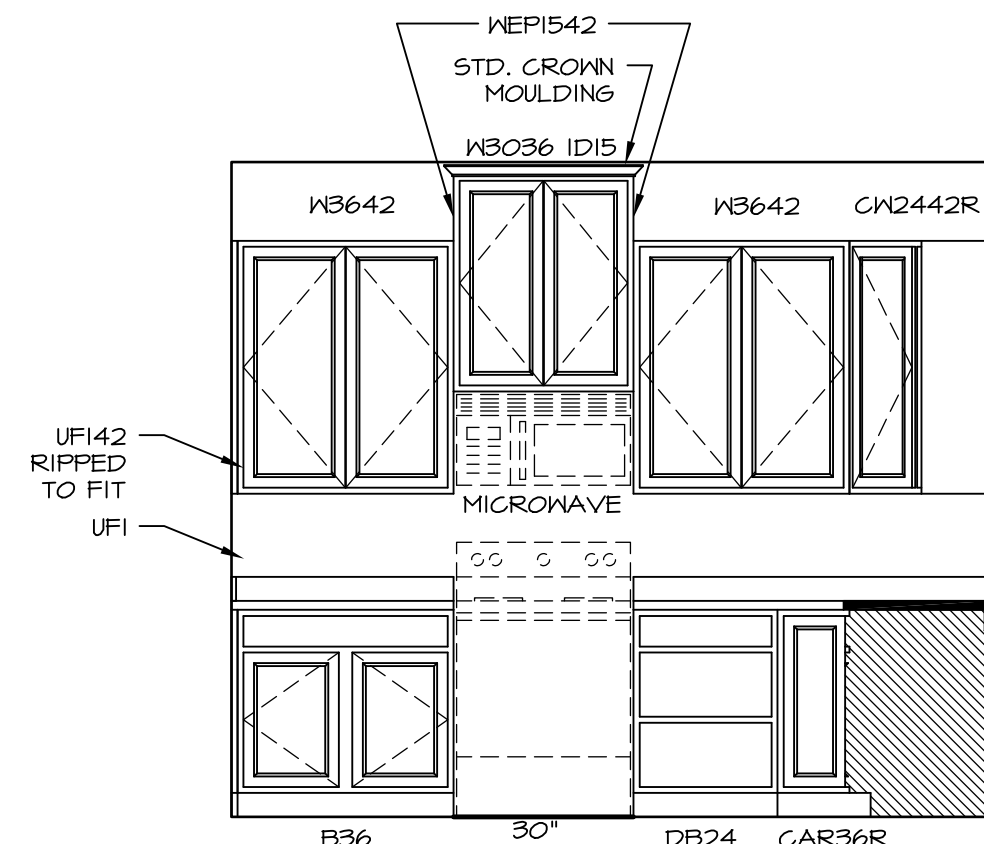
COUNTERTOP PLAN - KT-3215
GOURMET KITCHEN ISLAND *KFF*
SCALE: 3/8" = 1'-0"
6
A-13



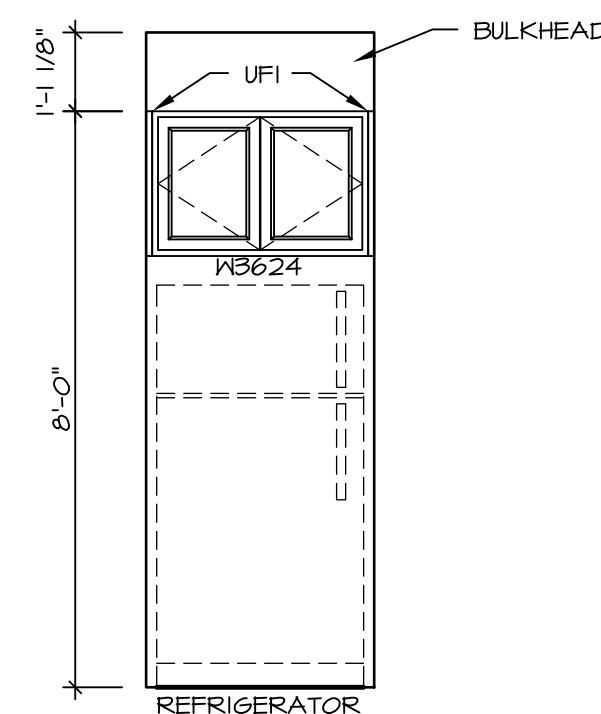
KITCHEN CABINET PLAN - KC-3215
GOURMET KITCHEN ISLAND *KFF*
SCALE: 3/8" = 1'-0"
3
A-13



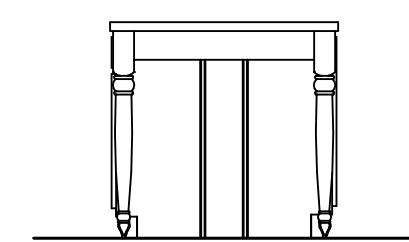
KITCHEN ELEVATION A
SCALE: 3/8" = 1'-0"



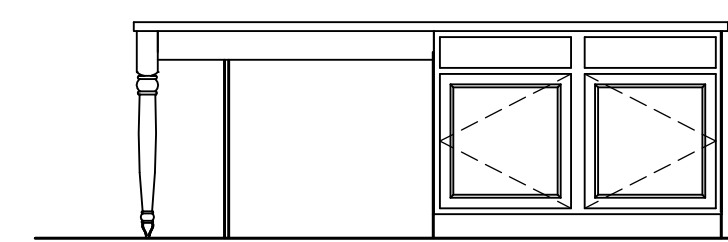
KITCHEN ELEVATION B
SCALE: 3/8" = 1'-0"



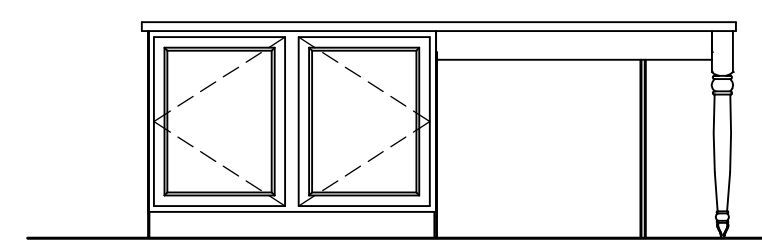
KITCHEN ELEVATION C
SCALE: 3/8" = 1'-0"



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

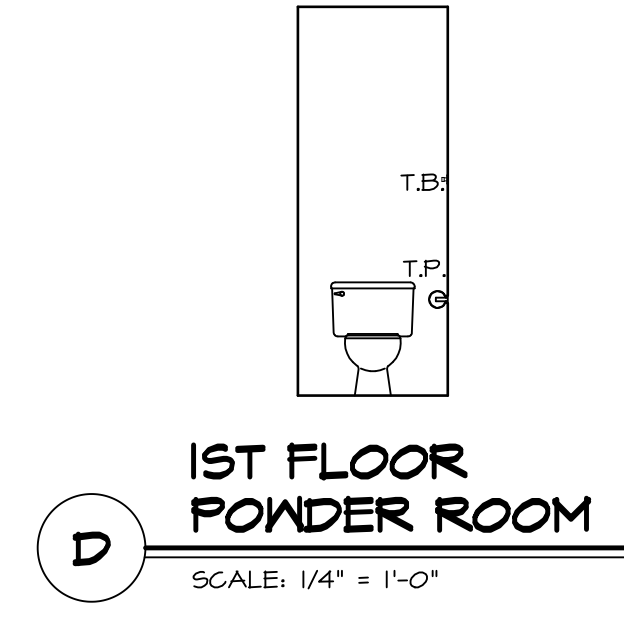
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NVR, Inc.
Architectural Services
21 Bay Street, Suite A
Frederick, MD 21702

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

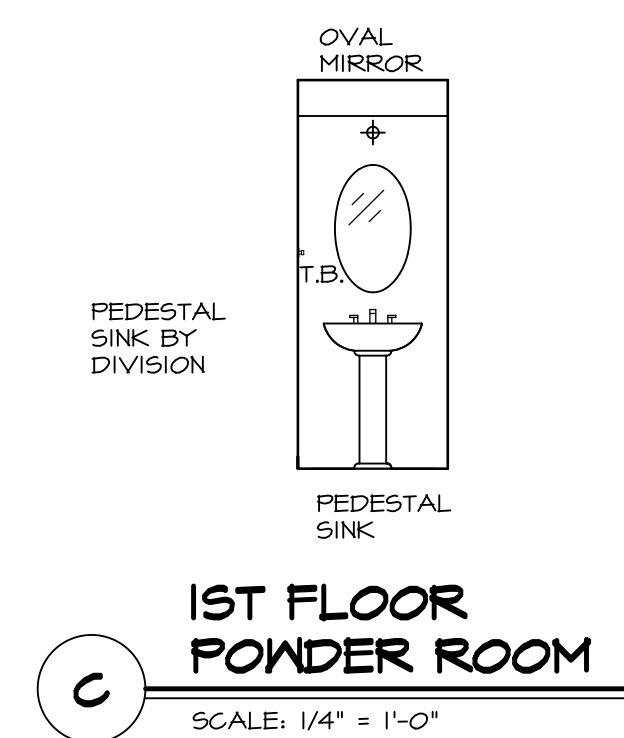
NOTES:

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.



1ST FLOOR POWDER ROOM

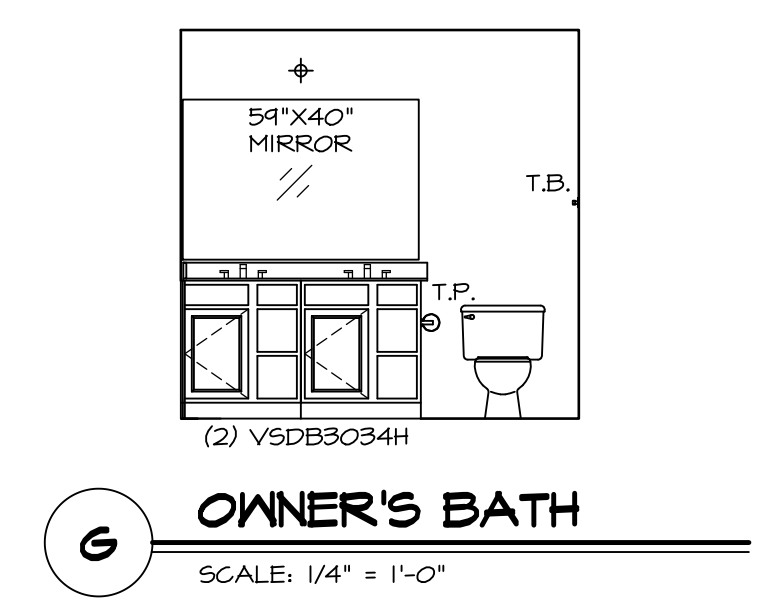
SCALE: 1/4" = 1'-0"



1ST FLOOR POWDER ROOM

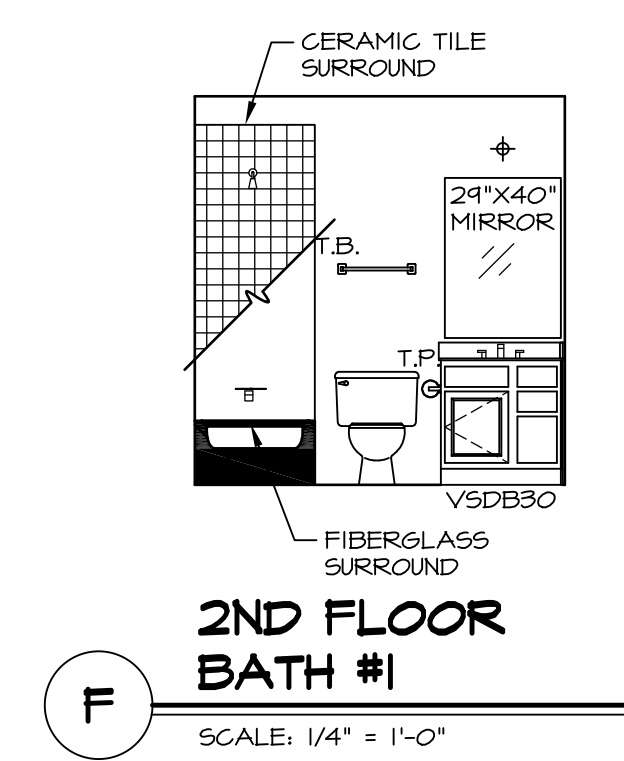
SCALE: 1/4" = 1'-0"

NOTE:
BATH ELEVATIONS
ARE SHOWN PER PLAN.



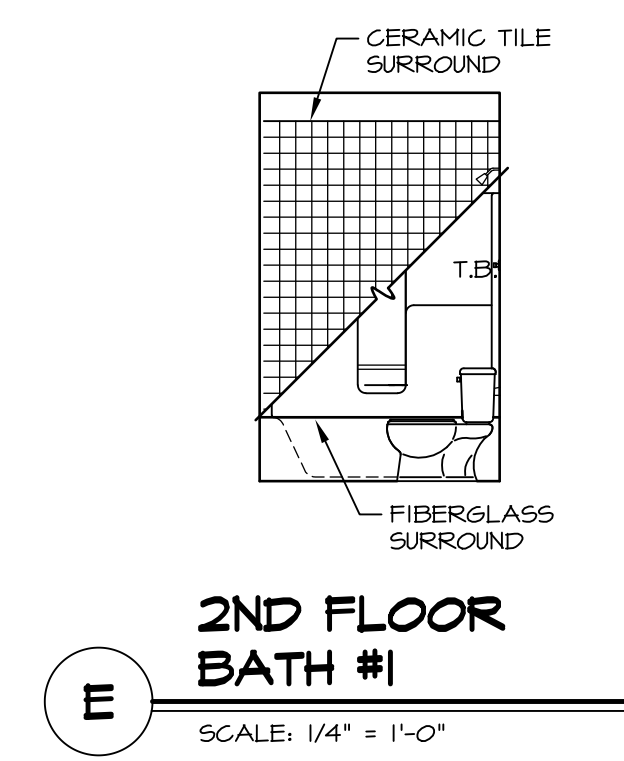
OWNER'S BATH

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



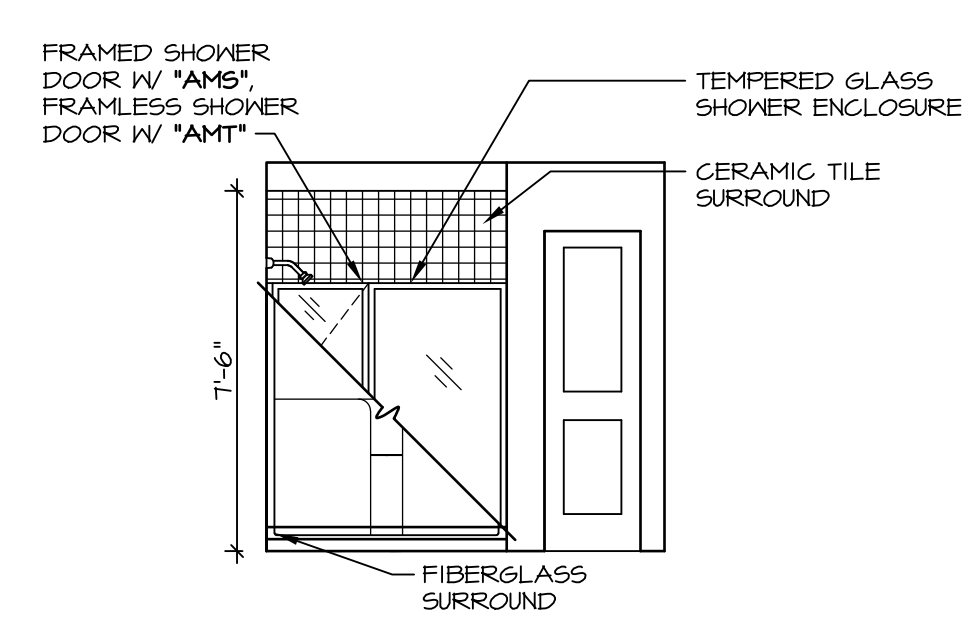
2ND FLOOR BATH #1

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



2ND FLOOR BATH #1

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



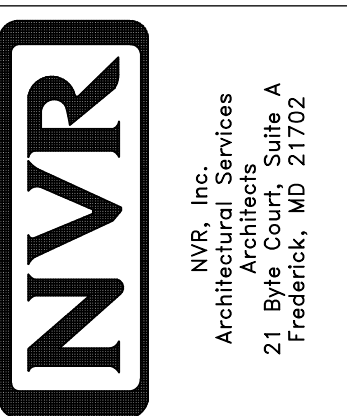
OWNER'S BATH

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

OWNER'S BATH
TYPE A W/ SHOWER
AMA

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	