

FOUNDATION BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
BO1	BEAM STEEL - W8X28	17'-8"	SXC	006	
BO2	BEAM STEEL - W8X18	17'-8"	SXC	005	
BO4	BEAM STEEL - W8X21	15'-4 1/2"	MAA	023	

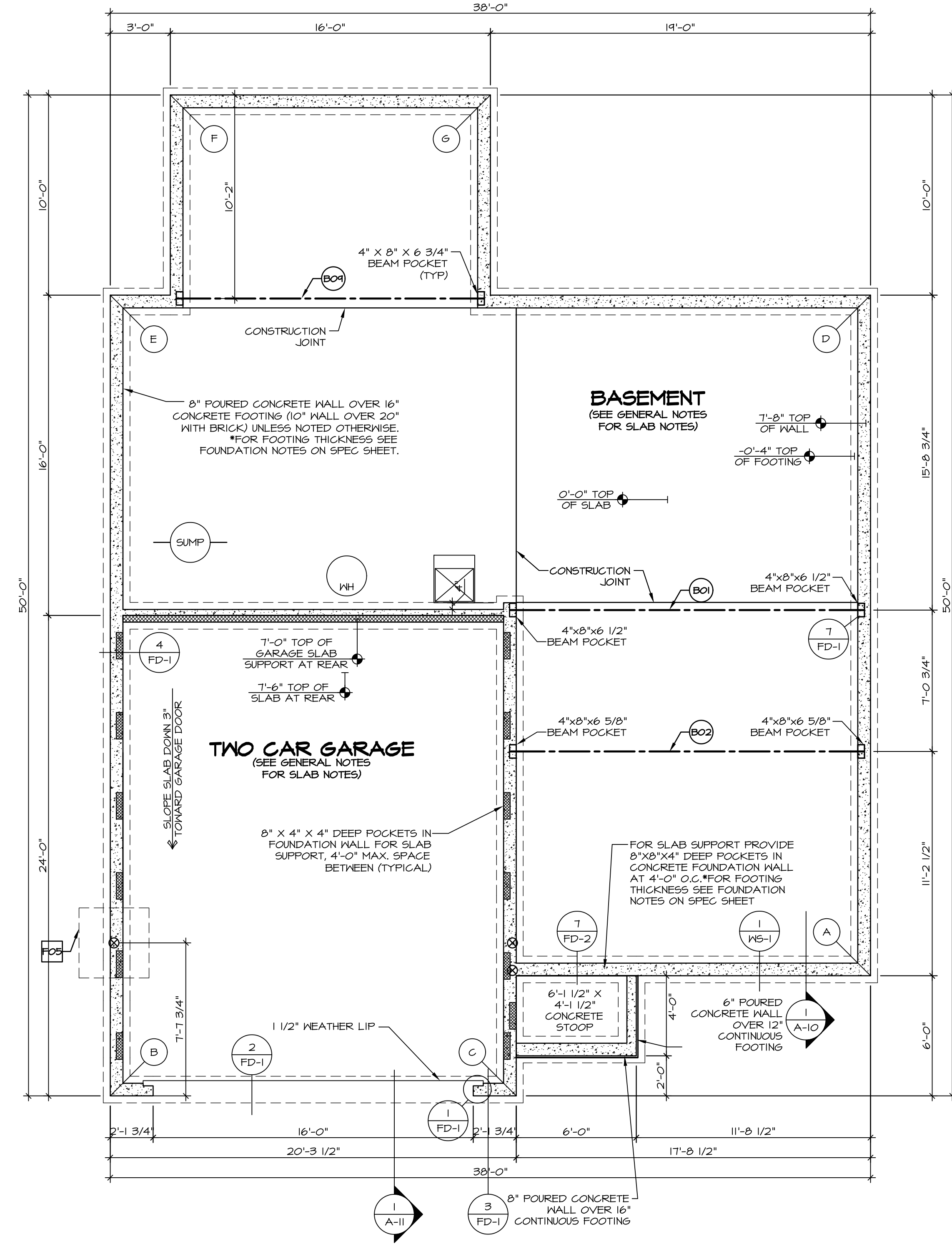
PAD FOOTING SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	OPTIONS	ENG. NUM.
FO5	3'-6"	3'-6"	1'-6"	EEB / BTU 132, 151, 152, 164, 165, 166	

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

- FOUNDATION NOTES - BASEMENT**
- FOUNDATION UNDER HABITABLE SPACE:
 - CONCRETE SLAB ON 8 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
 - SLAB UNDER GARAGE:
 - UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
 - SEE SHEET (A-4) FOR FOUNDATION CONNECTION INFORMATION.
 - OPTIONAL EGRESS WINDOW - LOCATION MAY VARY DUE TO GRADE OR OPTIONS ABOVE WINDOW WELL REQUIRED W/ CERTAIN GRADE CONDITIONS (SEE SPEC SHEET FOR ADDITIONAL INFO.)
 - SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION. SEE 6B-1 FOR DETAILS.

FOUNDATION DIAGONALS			
A		B	
A	0"	A	38'-5 21/32"
B	38'-5 21/32"	B	0"
C	18'-8 3/8"	C	20'-3 1/2"
D	34'-0"	D	55'-2 1/16"
E	50'-11 7/8"	E	40'-0"
F	56'-2 11/16"	F	50'-1 3/32"
G	47'-11 1/8"	G	53'-5 7/8"



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

SHEET NO.	MODEL	VENICE	DRAWING TITLE	FOUNDATION PLAN	OPTION	DESCRIPTION
A-3	VENICE	VENICE	FOUNDATION PLAN			
22						

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

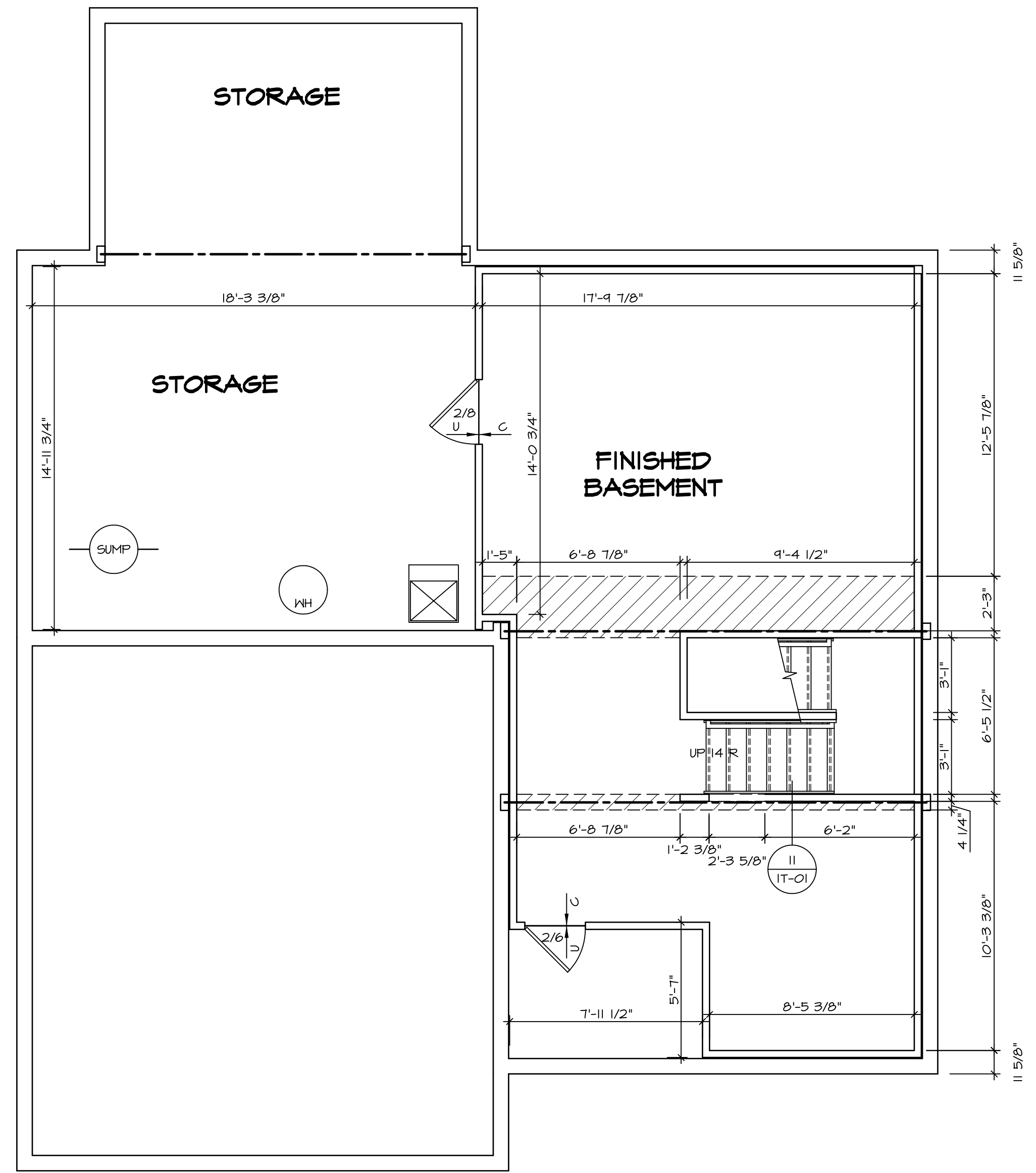
NVR
NVR, Inc.
Architectural Services
21 Bayview Plaza, A
Frederick, MD 21702

REVISIONS:
1. 08/05/16 TH - DRAWING ALIGNMENT
2. 1/25/17 ON - STANDARD DETAILS 3.0

REMARKS

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.

C:\NVR\Solves\VENICE_VNC00_06\DCY-BX-0153\445706\Sheets\Lot_Specific\22_A-3_FDN_LS_(FBA).dwg 06/01/17 - 4:14 am



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

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**
- 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 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 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	SET NO. VNCOO	VERSION 06	DRAWN BY	DATE: 3/18/2015									
				OPTION												
<p>NVR Inc. Architectural Services Architects 21 Bay View, Suite A Frederick, MD 21702</p>				<p>NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied in any way, or otherwise used without the written consent of NVR, Inc.</p>												
<p>VENICE BASEMENT FLOOR PLAN OPTION DESCRIPTION</p>				<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV. NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08/05/16</td> <td>TH - DRAWING ALIGNMENT</td> </tr> <tr> <td>2</td> <td>01/24/17</td> <td>TH - STANDARD DETAILS 3.0</td> </tr> </tbody> </table>				REV. NO.	DATE	DESCRIPTION	1	08/05/16	TH - DRAWING ALIGNMENT	2	01/24/17	TH - STANDARD DETAILS 3.0
REV. NO.	DATE	DESCRIPTION														
1	08/05/16	TH - DRAWING ALIGNMENT														
2	01/24/17	TH - STANDARD DETAILS 3.0														
<p>C:\NVR\Solves\VENICE_VNCOO_06\DCY-BX-0153\445706\Sheets\Lot_Specific\37_A-6_BSM_LS.dwg 06/01/17 - 4:14 am</p>																

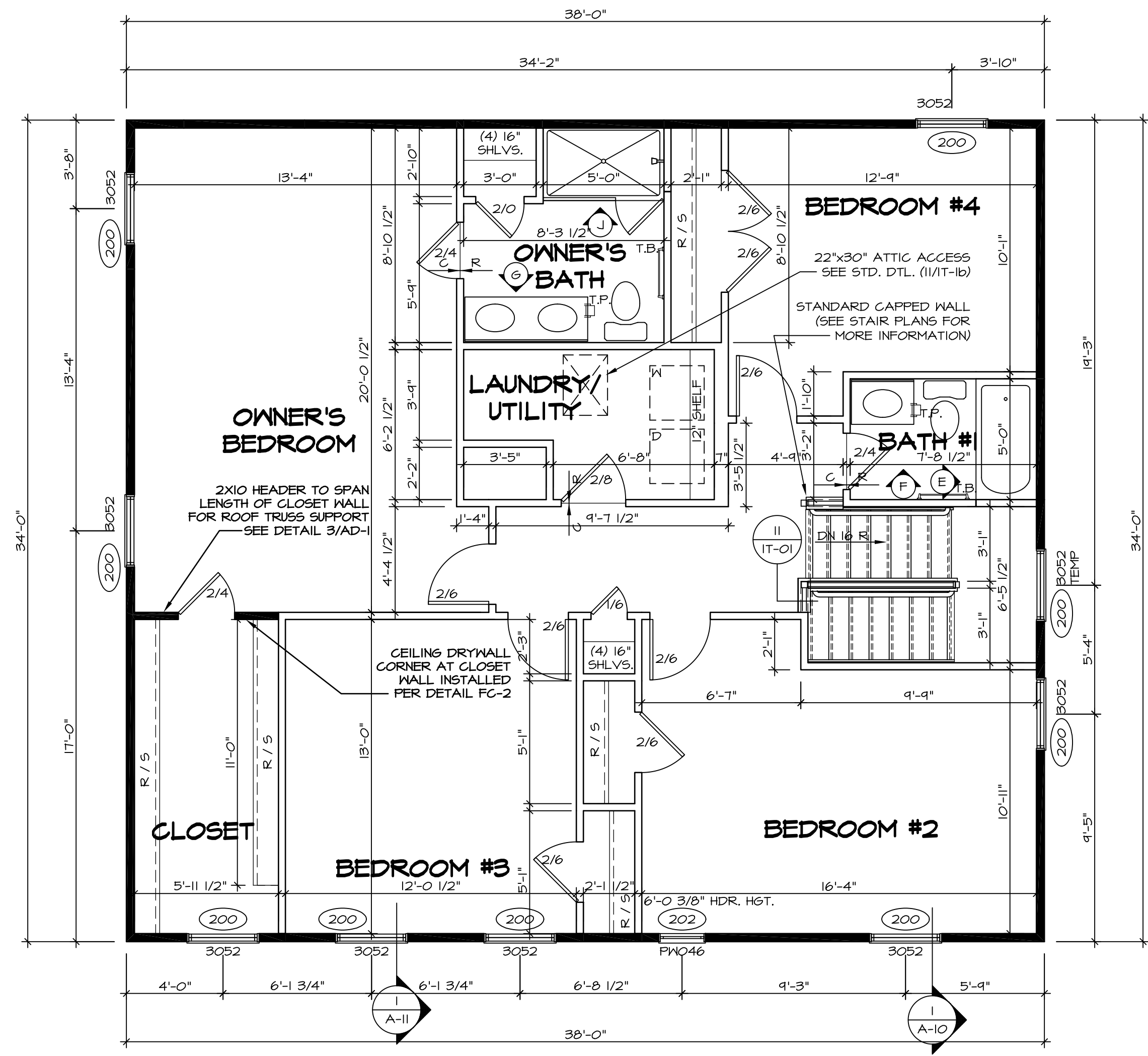
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS

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 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.

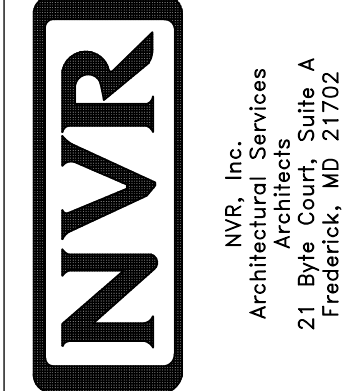
LEGEND

- 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

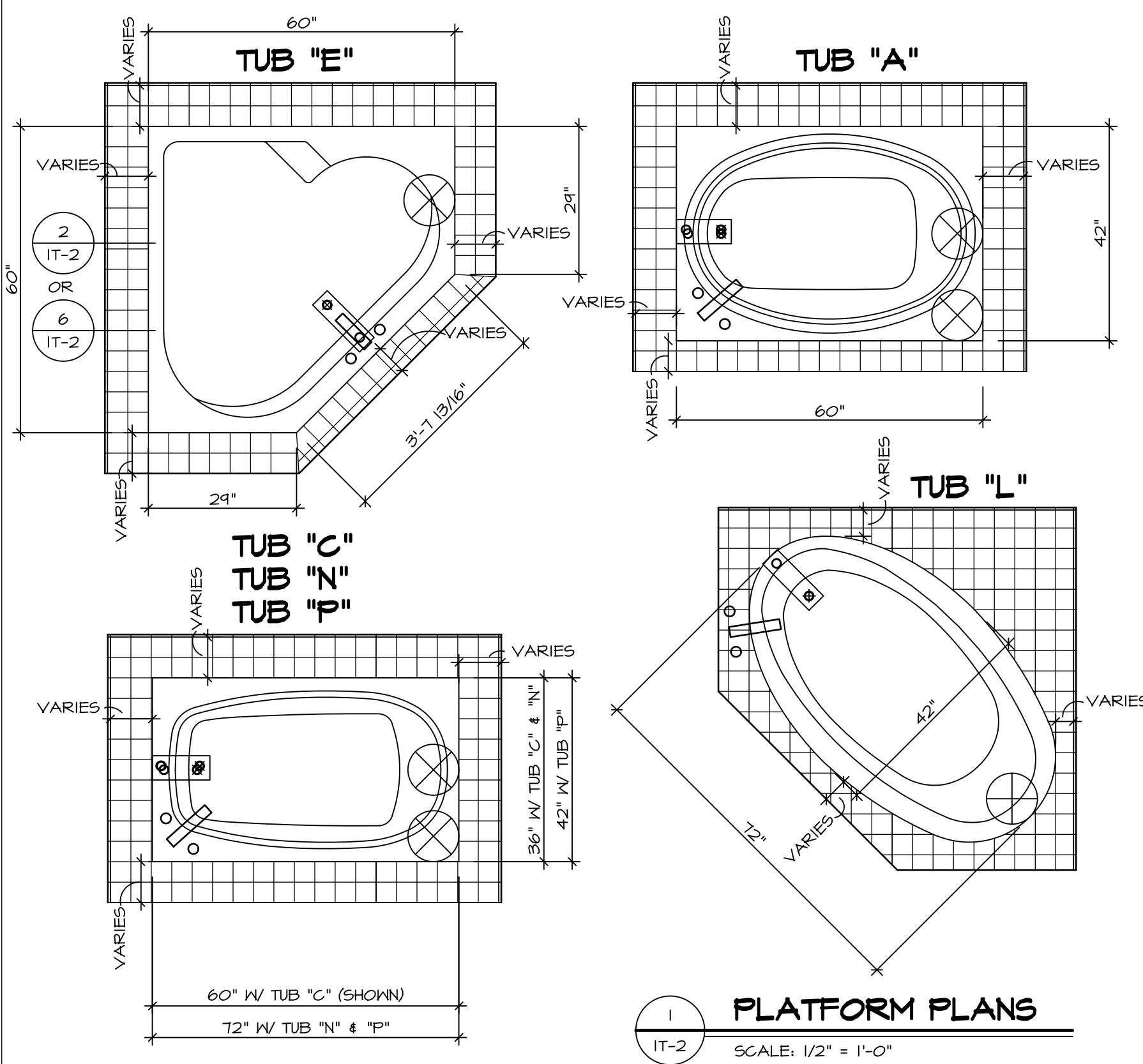


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-8	MODEL VENICE	SET NO. VNC00	REV. NO. DATE	REMARKS
		VERSION 06	1 08/05/16 TH - DRAWING ALIGNMENT	
DRAWING TITLE SECOND FLOOR PLAN	OPTION DESCRIPTION	DRAWN BY	2 01/24/17 TH - STANDARD DETAILS 3.0	
		DATE: 3/18/2015		
		OPTION		
44				

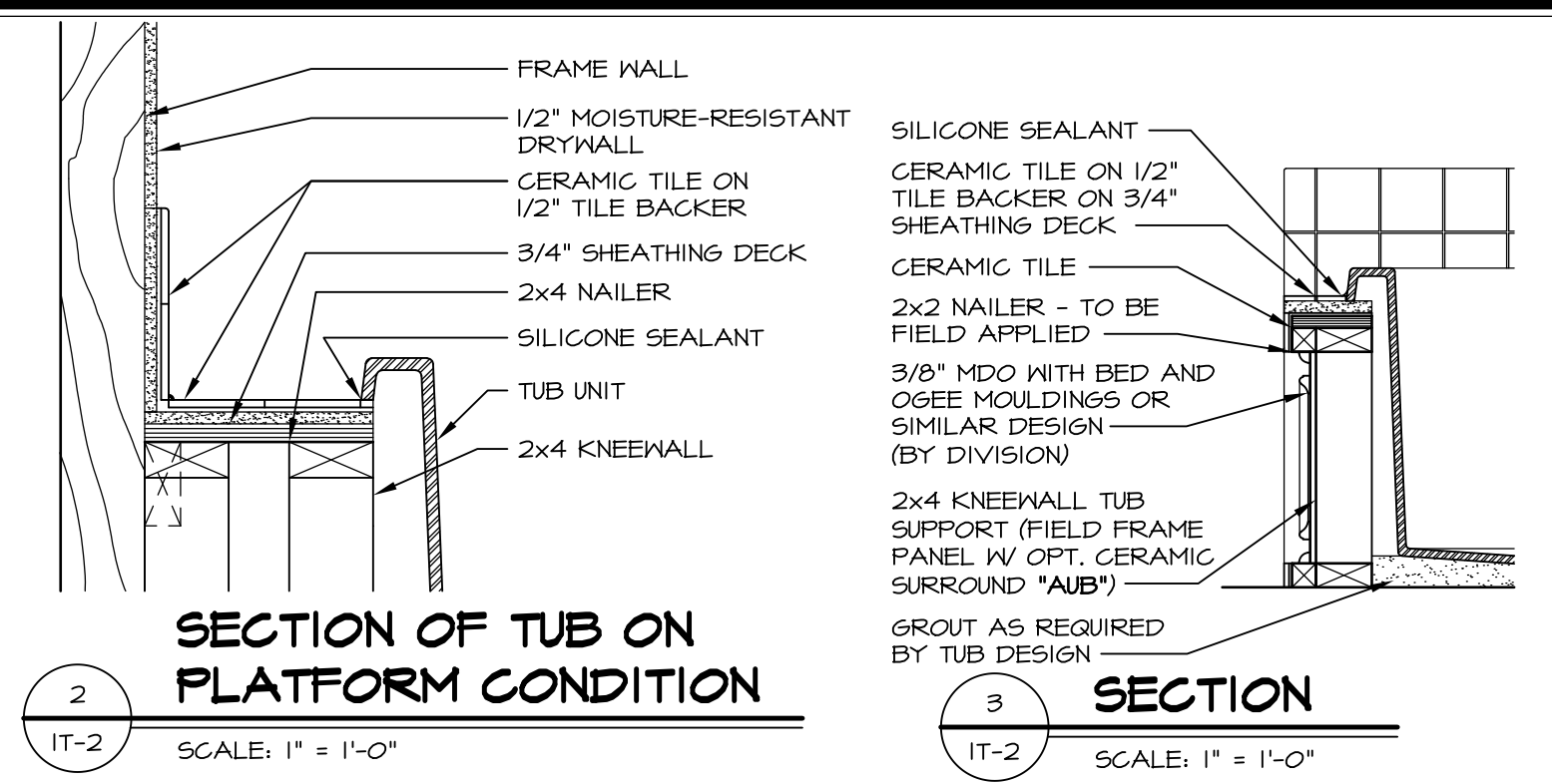


NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied in any way, or otherwise used, without the prior written consent of NVR, Inc.

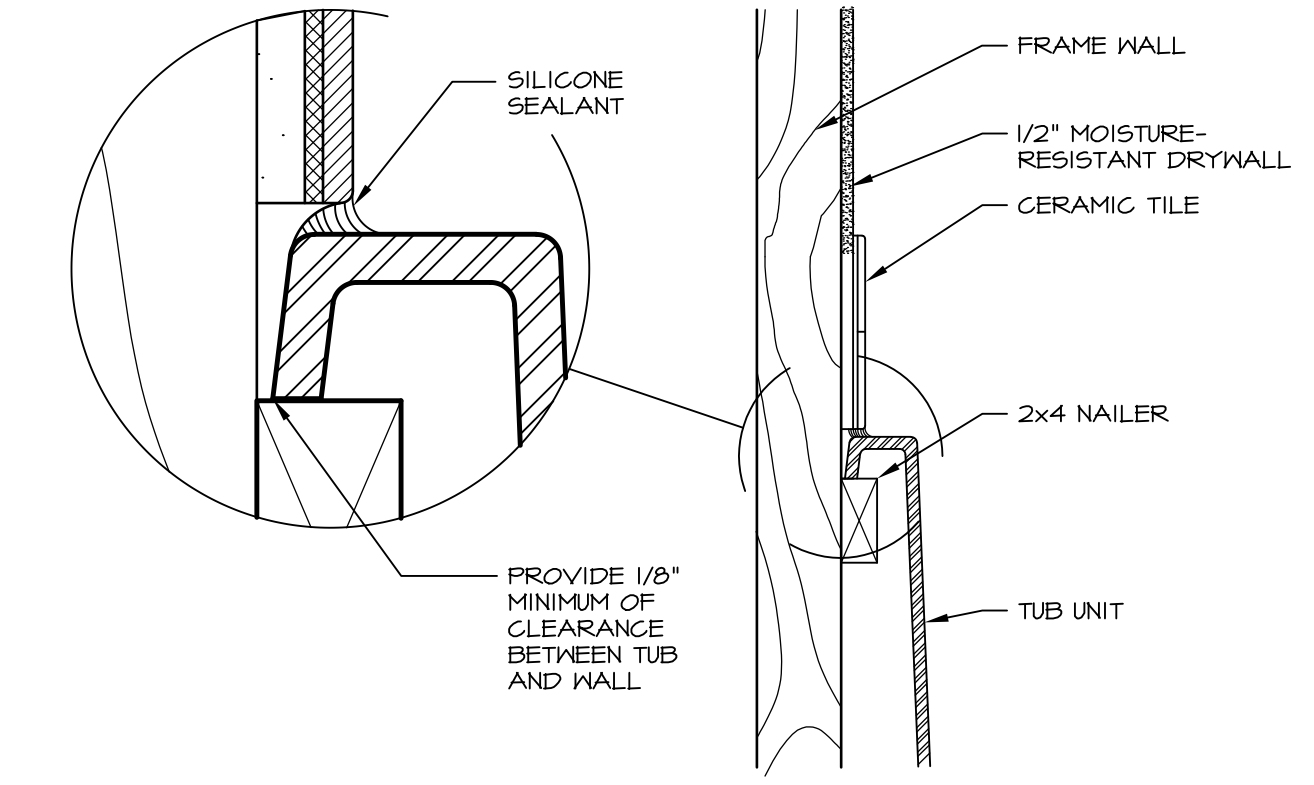


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

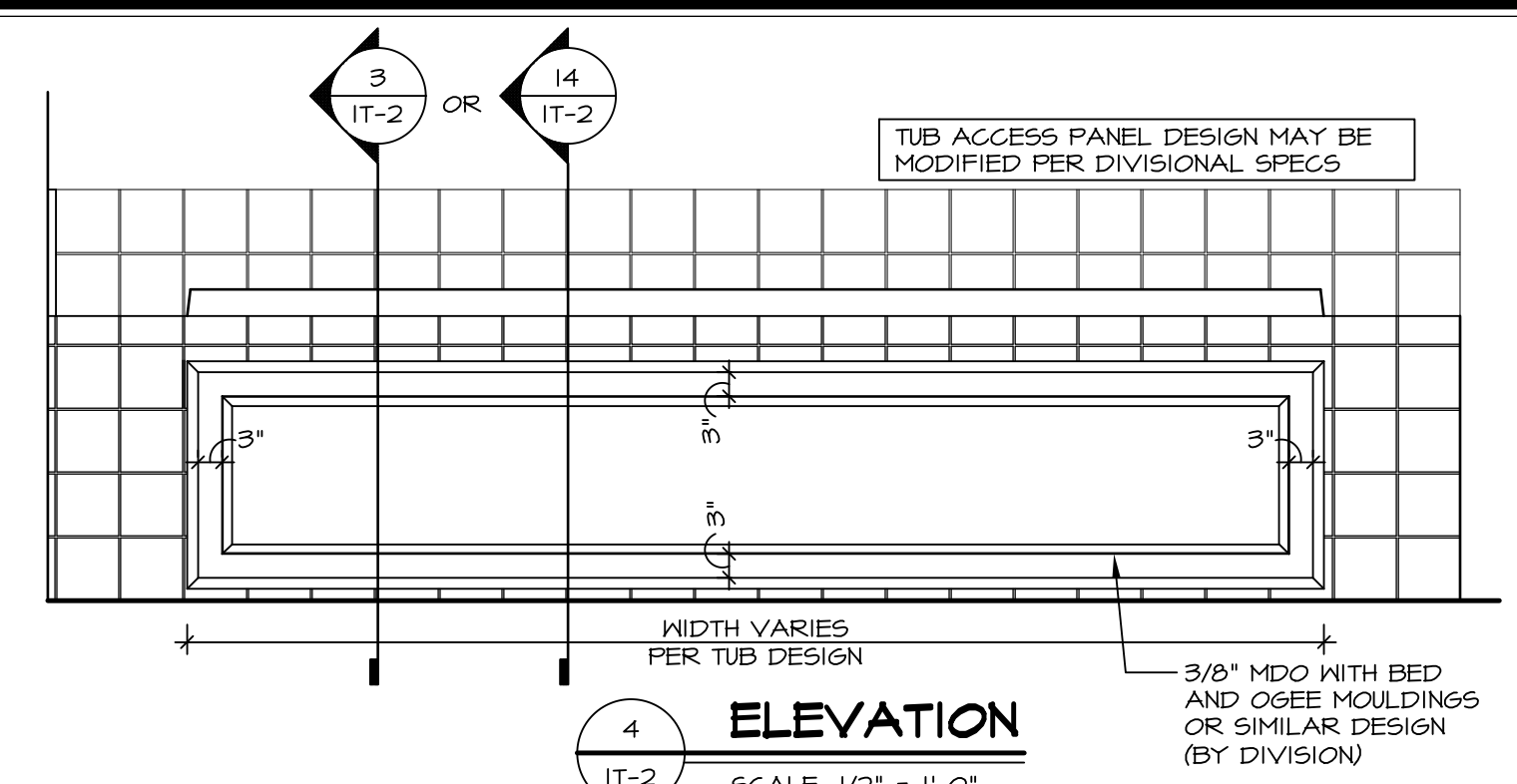
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/ STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/ STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/ STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/ STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/ STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/ STERLING	18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



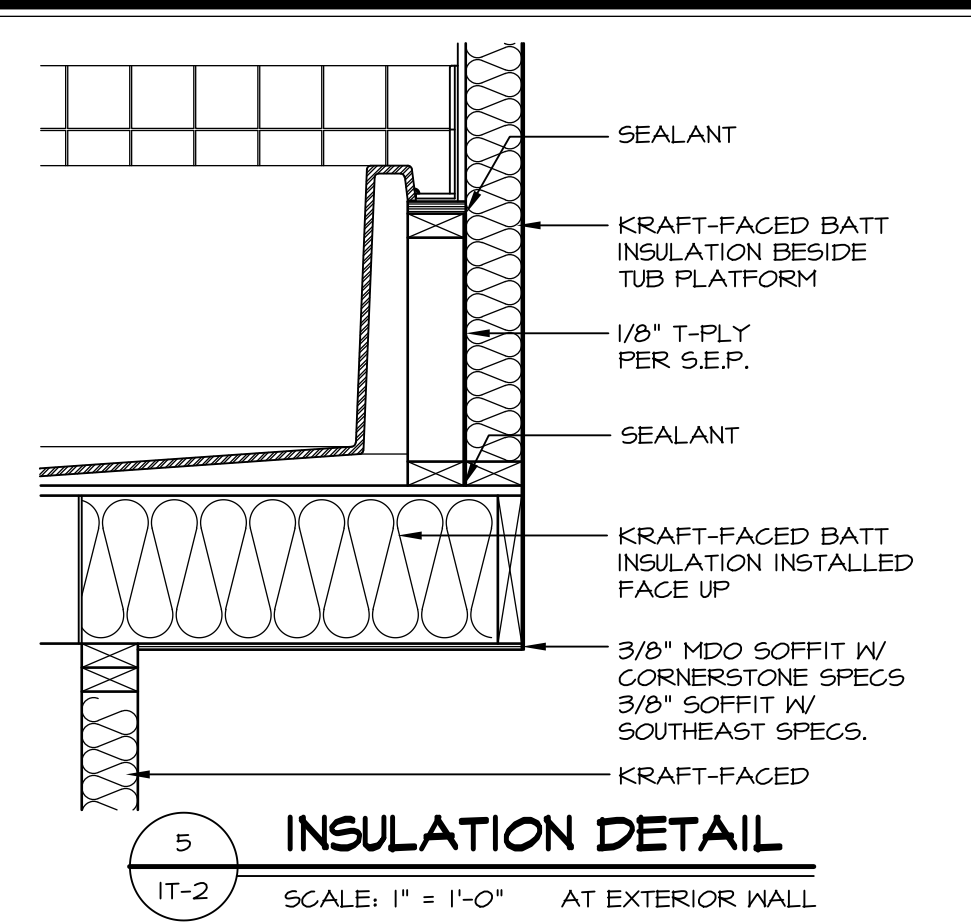
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



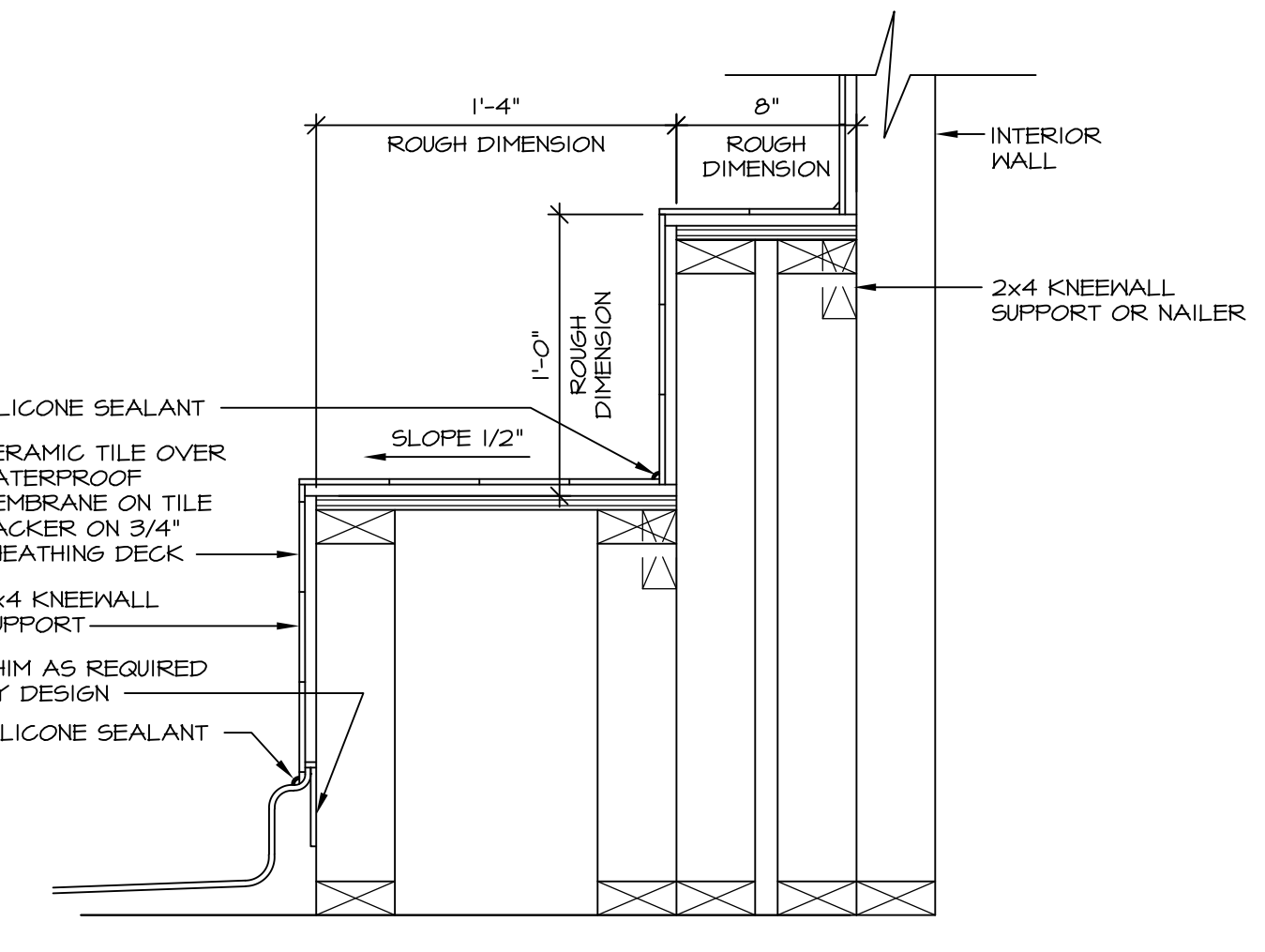
3 SECTION OF TUB TO WALL CONDITION
SCALE: 1 1/2" = 1'-0"



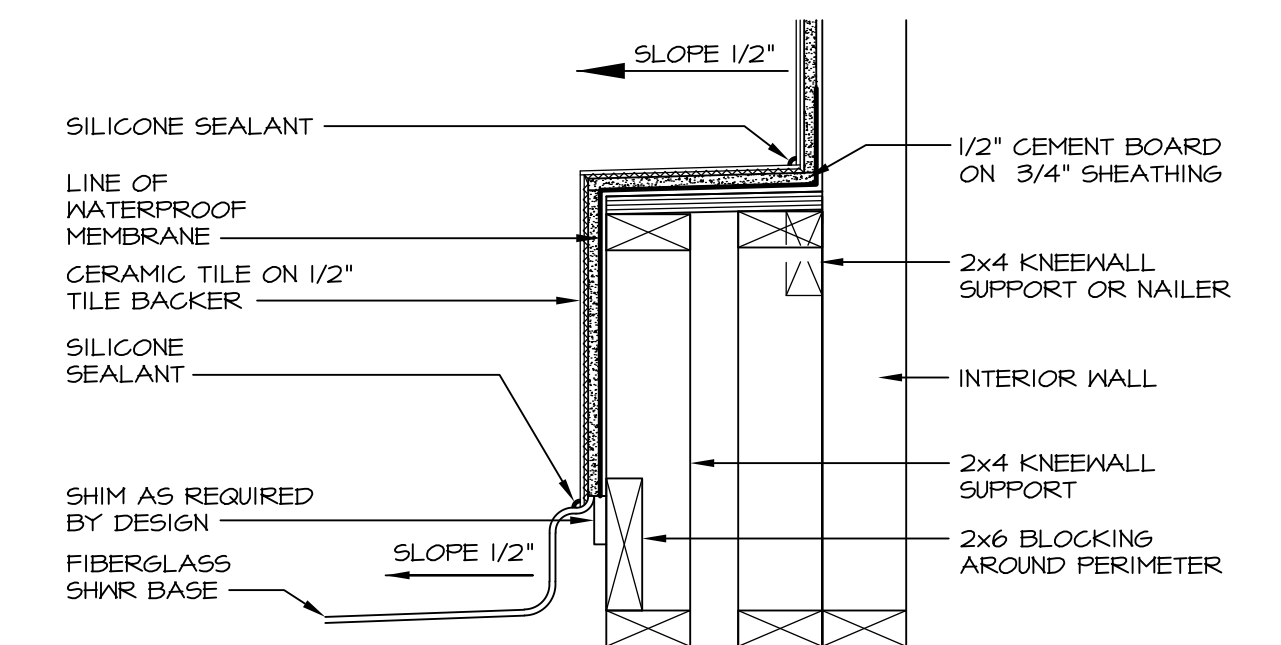
4 ELEVATION
SCALE: 1/2" = 1'-0"



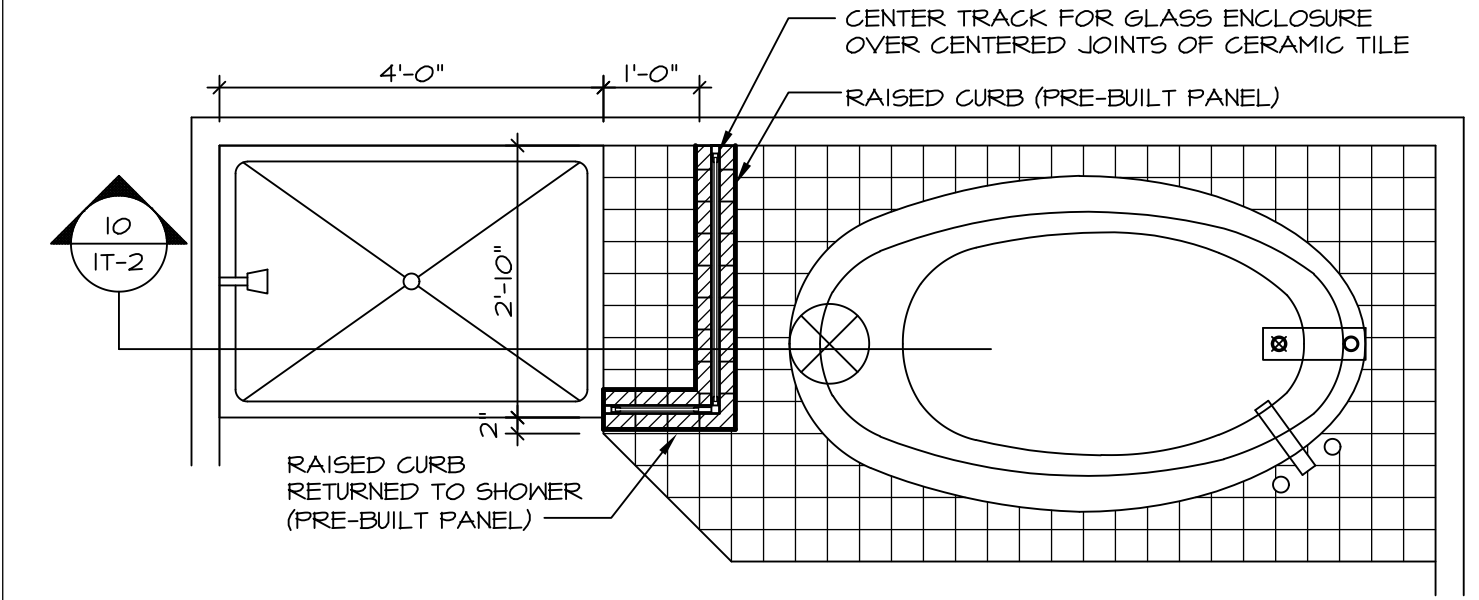
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



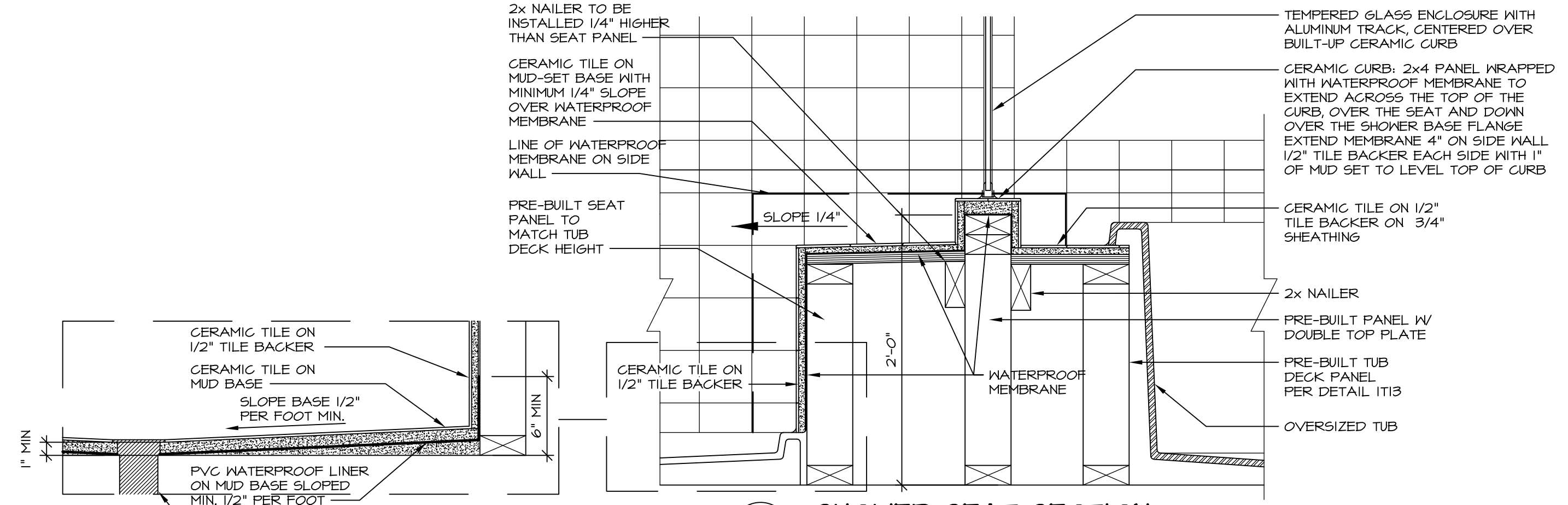
6 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1 1/2" = 1'-0"



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



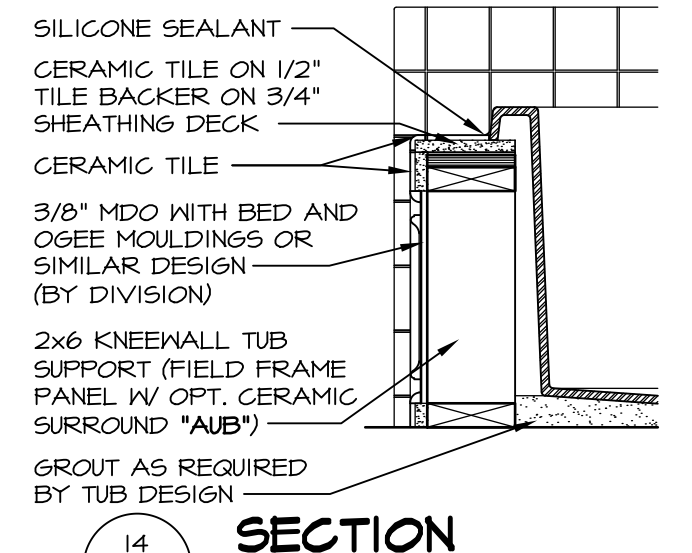
8 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



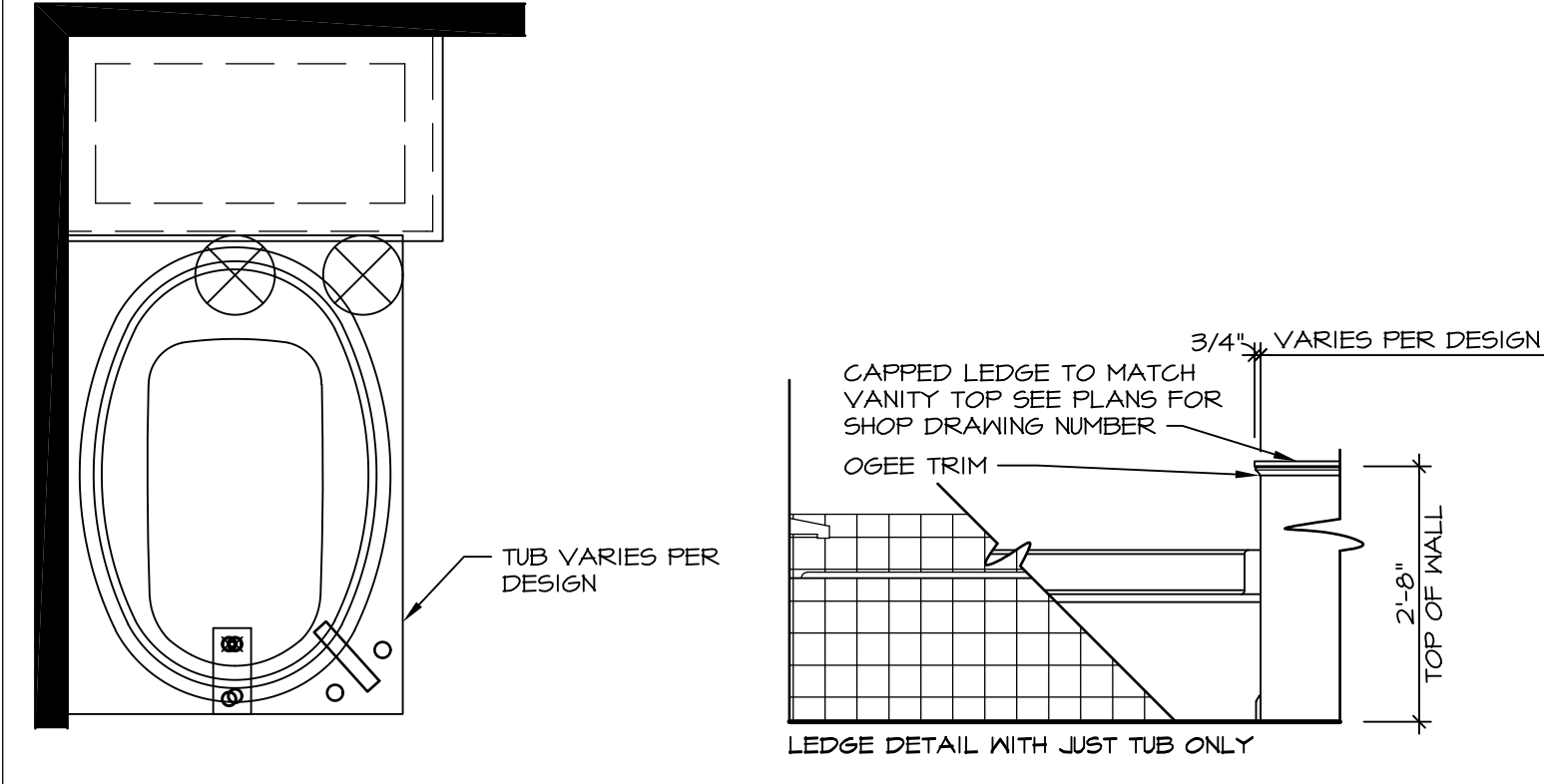
9 SHOWER SEAT SECTION
SCALE: 1-1/2" = 1'-0"



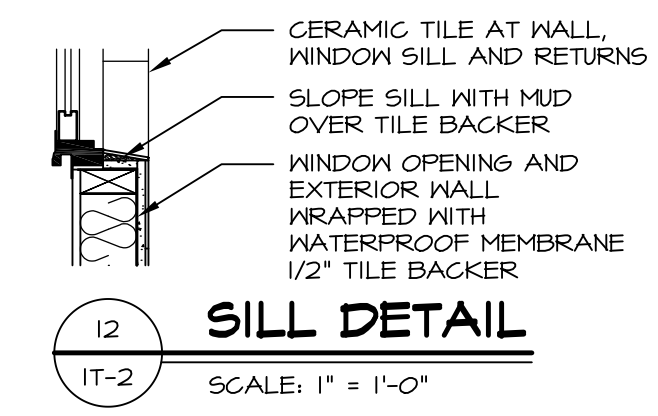
10 ALTERNATE SHOWER PAN DETAIL



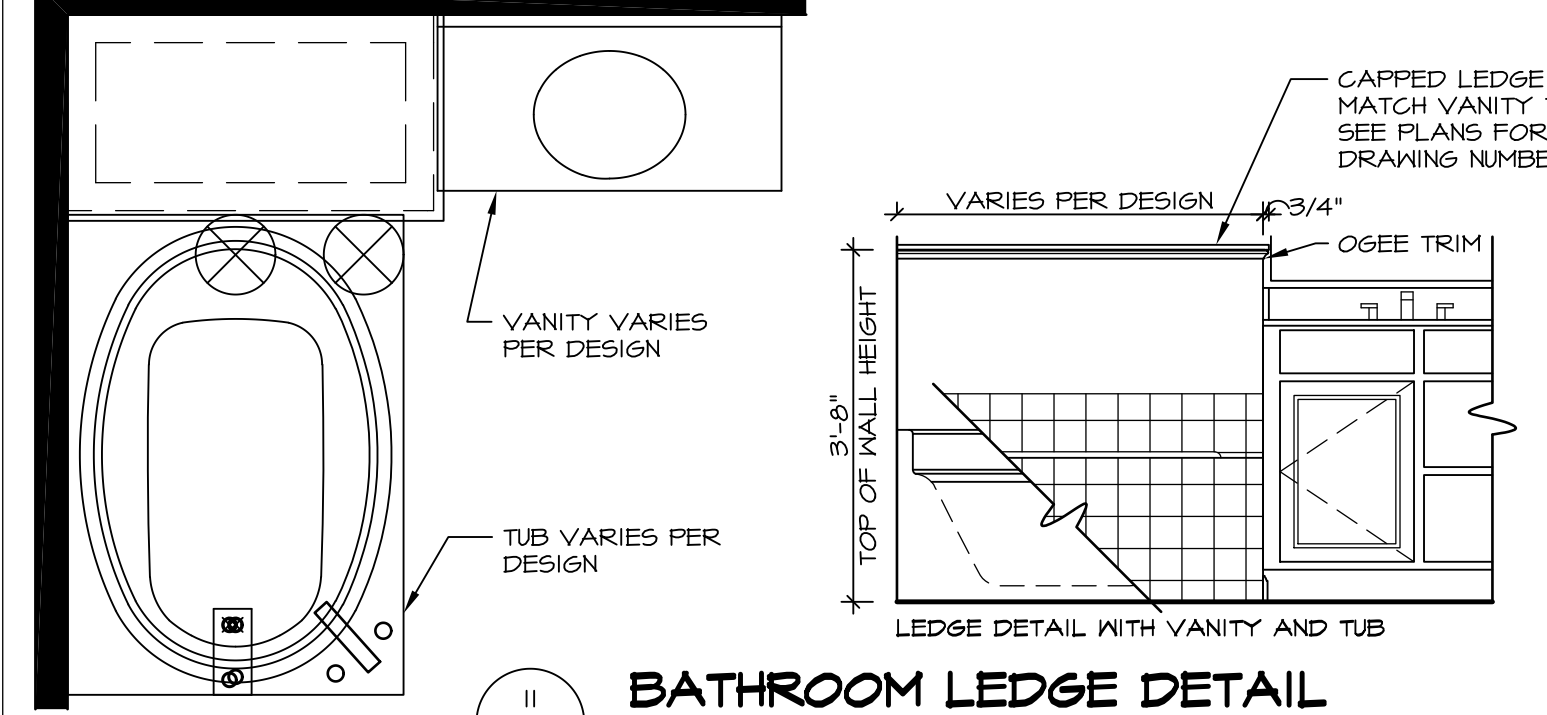
11 SECTION
SCALE: 1" = 1'-0"



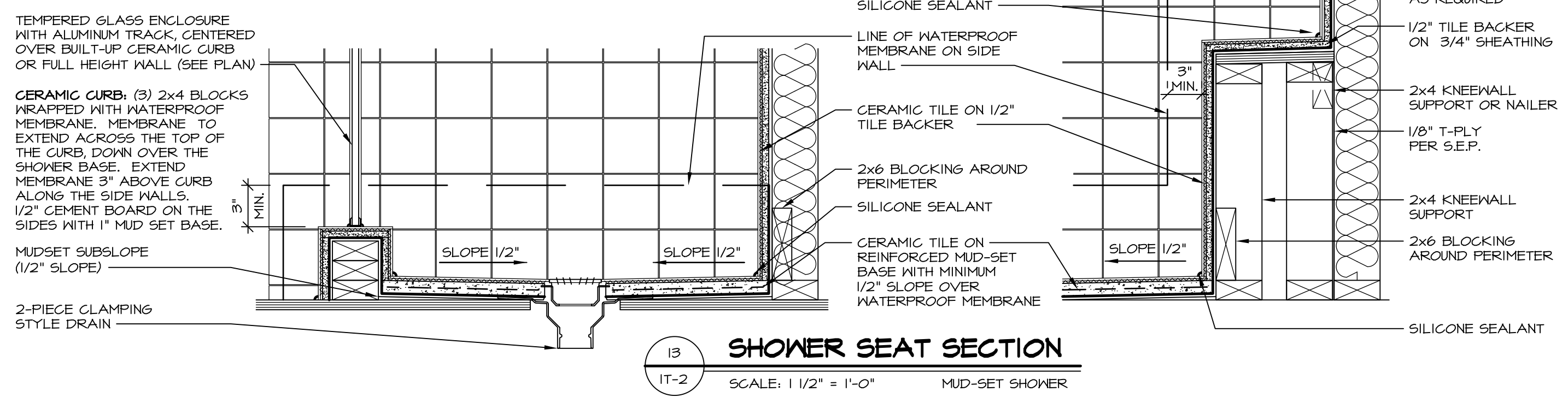
12 BATHROOM LEDGE DETAIL
SCALE: 1/2" = 1'-0"



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



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



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

REV. NO.	DATE	DESCRIPTION
5/11/17	5/11/17	EEP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (CBS #5 5414)

NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced, or otherwise used in any way without the written consent of NVR, Inc.

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

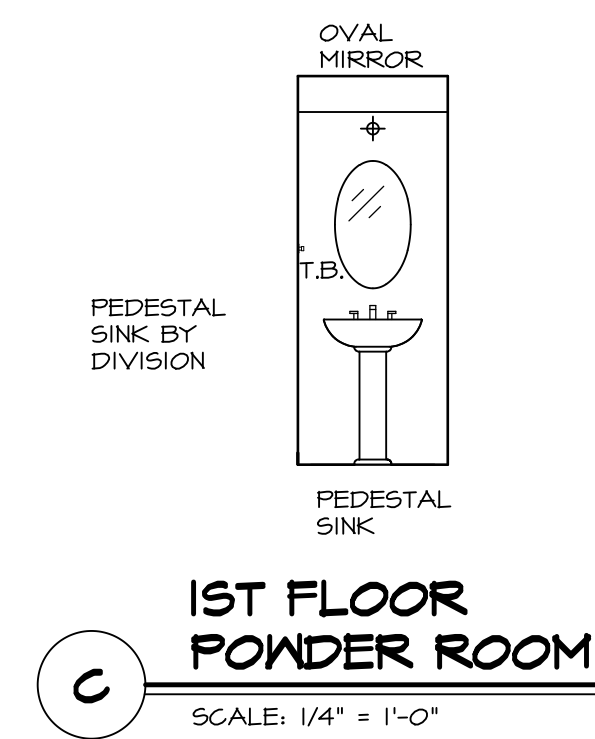
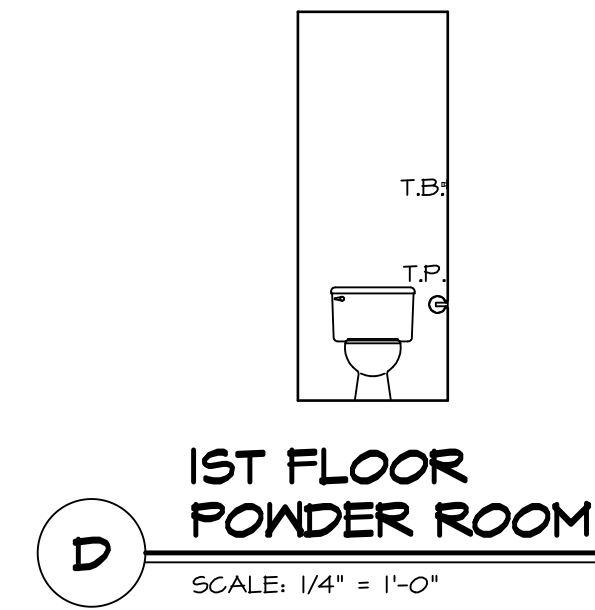
SET NO.	VERSION	DATE	OPTION
1	1		

STANDARD DETAILS
DRAWING TITLE
INTERIOR TRIM DETAILS
BATH DETAILS
OPTION DESCRIPTION

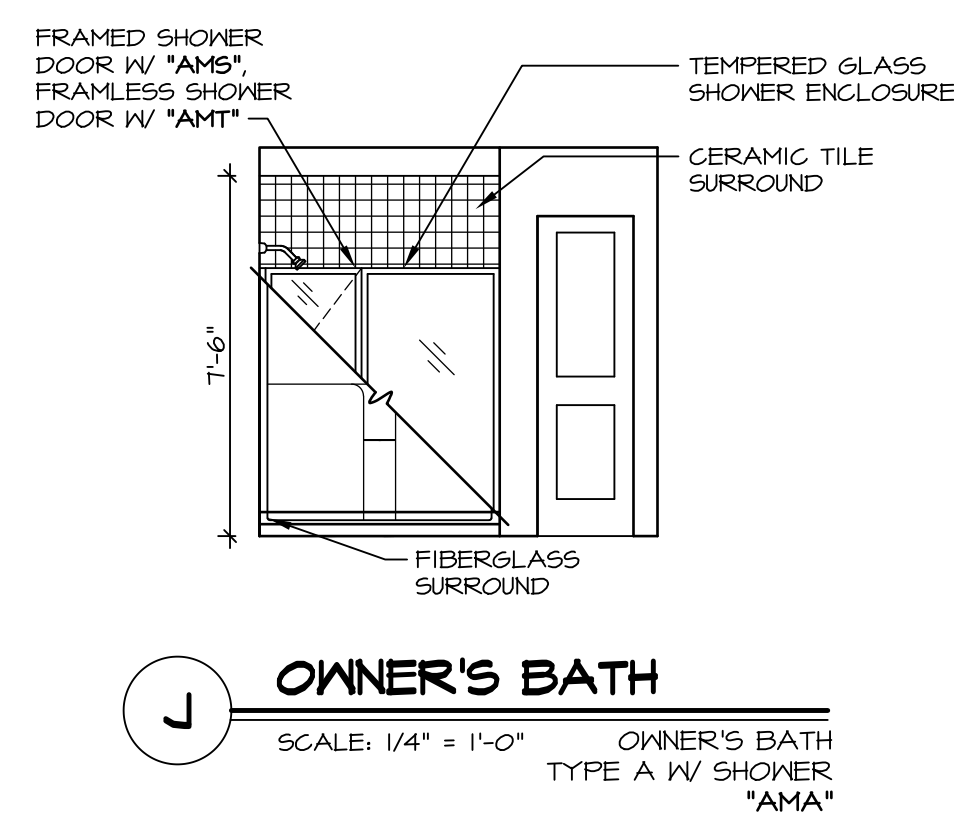
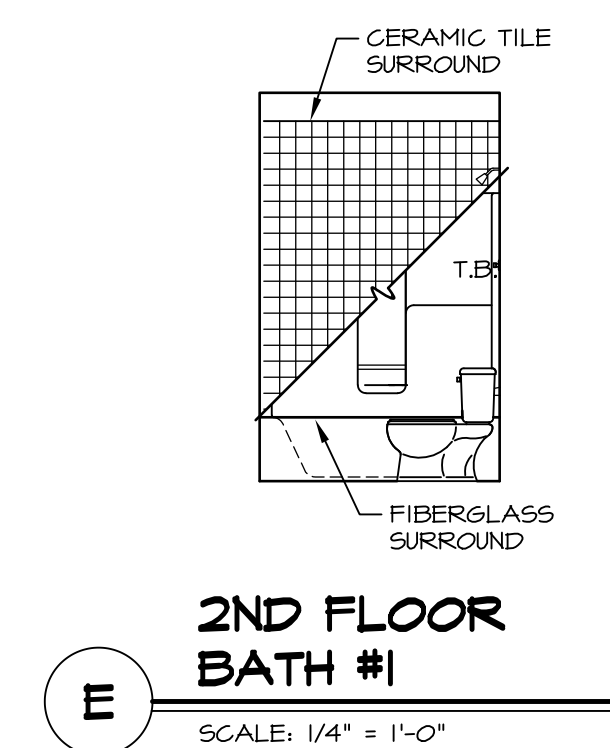
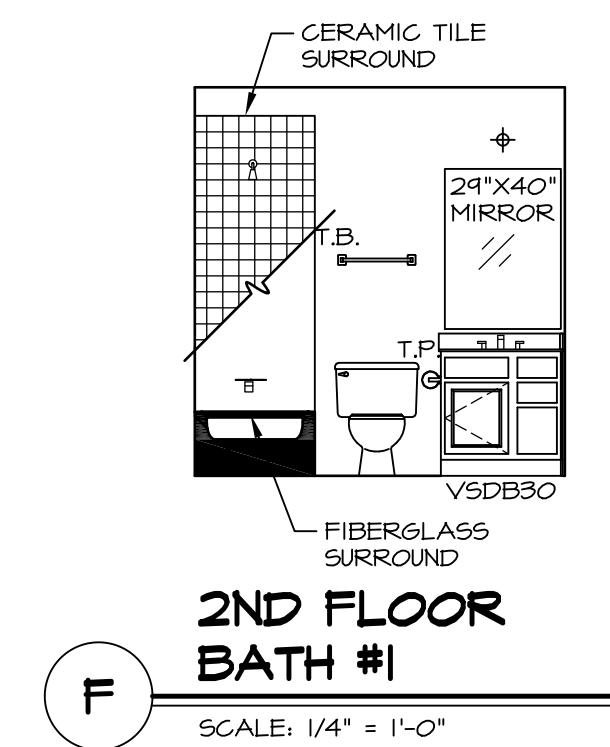
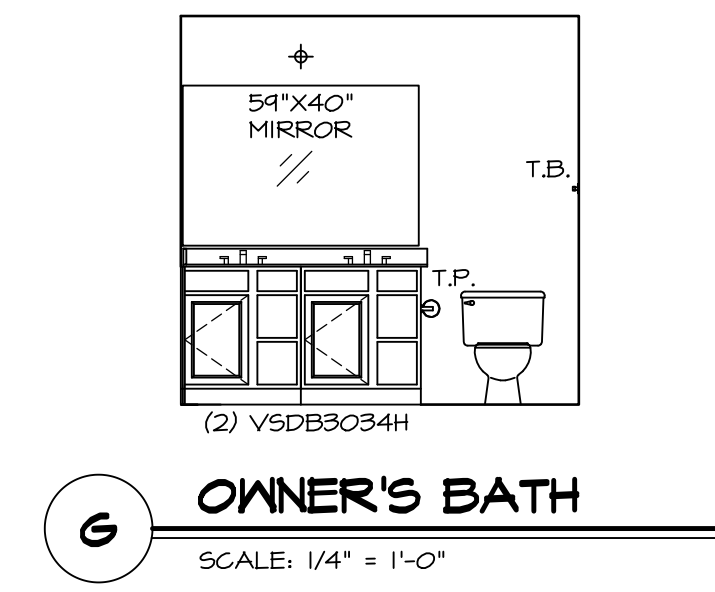
SHEET NO. IT-2

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.

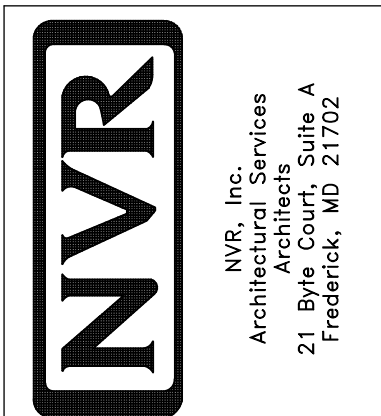


NOTE:
BATH ELEVATIONS
ARE SHOWN PER PLAN.



REV. NO.	DATE	REMARKS
1	08/05/16	TM - DRAWING ALIGNMENT
2	01/24/17	TRV - STANDARD DETAILS 5.0

NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, adapted in any way, or used for any other purpose without the written consent of NVR, Inc.



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	