

LVL PLY TO PLY FASTENING SCHEDULE:

- 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

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.
FO1	3'-3"	3'-3"	1'-3"	GCB	132, 151, 152, 164, 165, 166

BASEMENT JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
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LEGEND

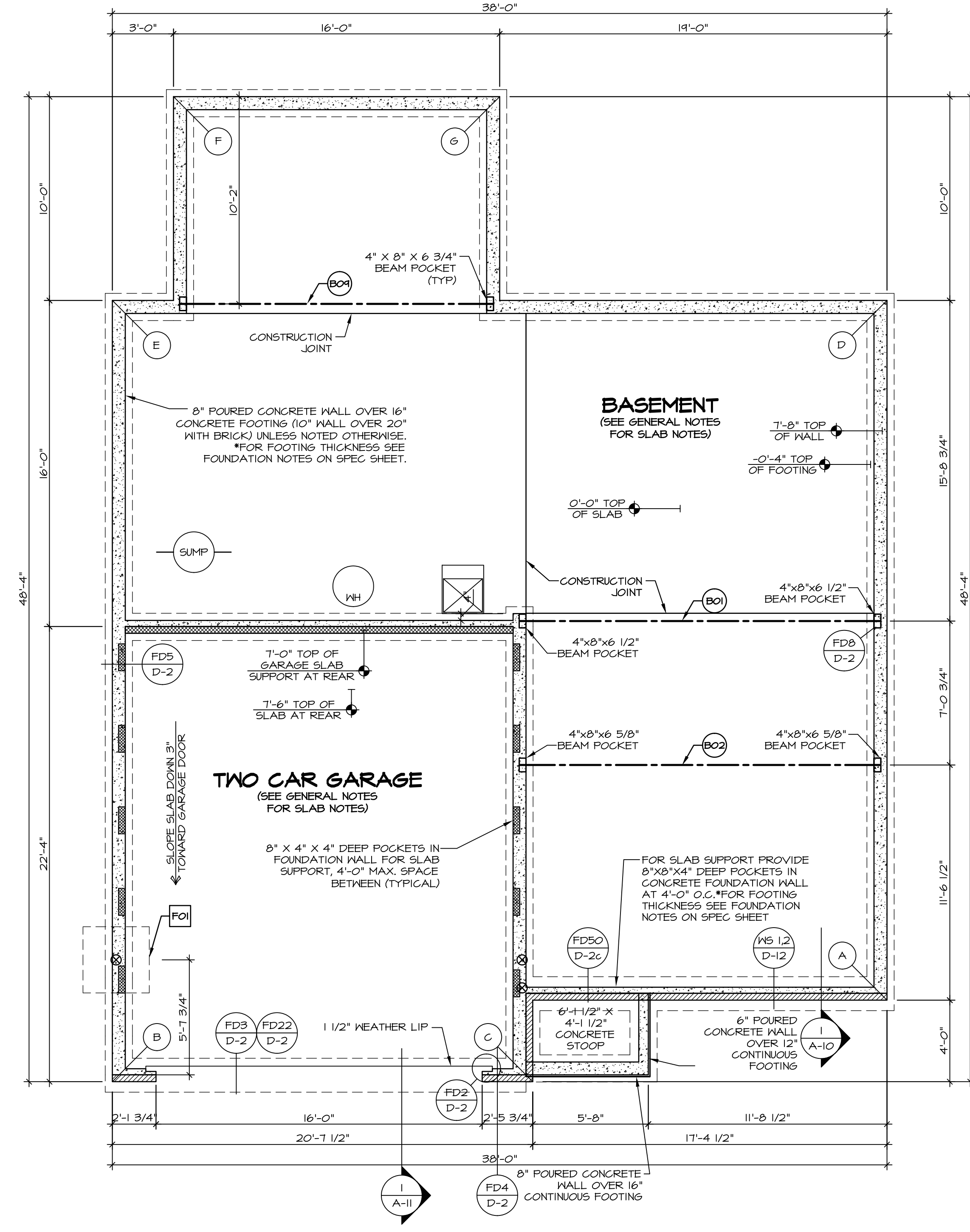
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

FOUNDATION NOTES - BASEMENT

1. FOUNDATION UNDER HABITABLE SPACE:
 - 1.1. CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
 2. SLAB UNDER GARAGE:
 - 2.1. UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
 - 2.2. SEE SHEET (A-4) FOR FOUNDATION CONNECTION INFORMATION.
 - 2.3. 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.)
 - 2.4. SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION. SEE STD DTLS D-2.

FOUNDATION DIAGONALS

A		B	
A	0"	A	38'-2 11/32"
B	38'-2 11/32"	B	0"
C	17'-4 31/32"	C	20'-1 1/2"
D	34'-4"	D	53'-11 23/32"
E	51'-2 9/16"	E	38'-4"
F	56'-5 13/16"	F	48'-5 1/8"
G	48'-2 13/16"	G	51'-11 1/32"



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

REVISIONS

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

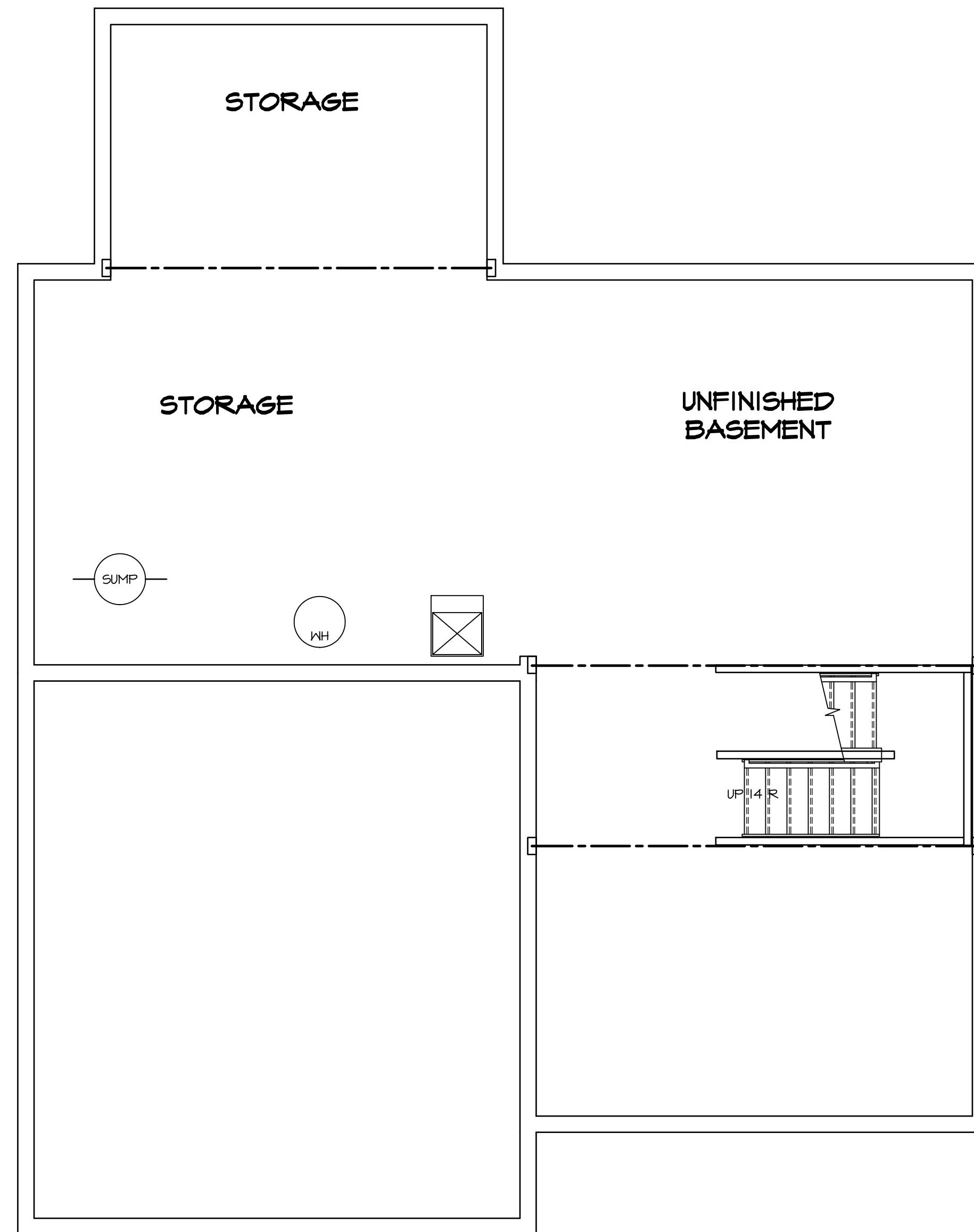
SET NO. VNC00
VERSION 06
DRAWN BY
DATE: 3/18/2015
OPTION

NVR
NVR, Inc.
Architectural Services
21 Baltimore Ave., A
Frederick, MD 21702

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

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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 LVL
- X 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 CEILINGS. ALL DROPPED CEILINGS 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 SHEET D-11 FOR TRIM OPTIONS (1T6 / D-11) AND DETAILS.
 7. 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 D-5 FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

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

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	REMARKS
37							

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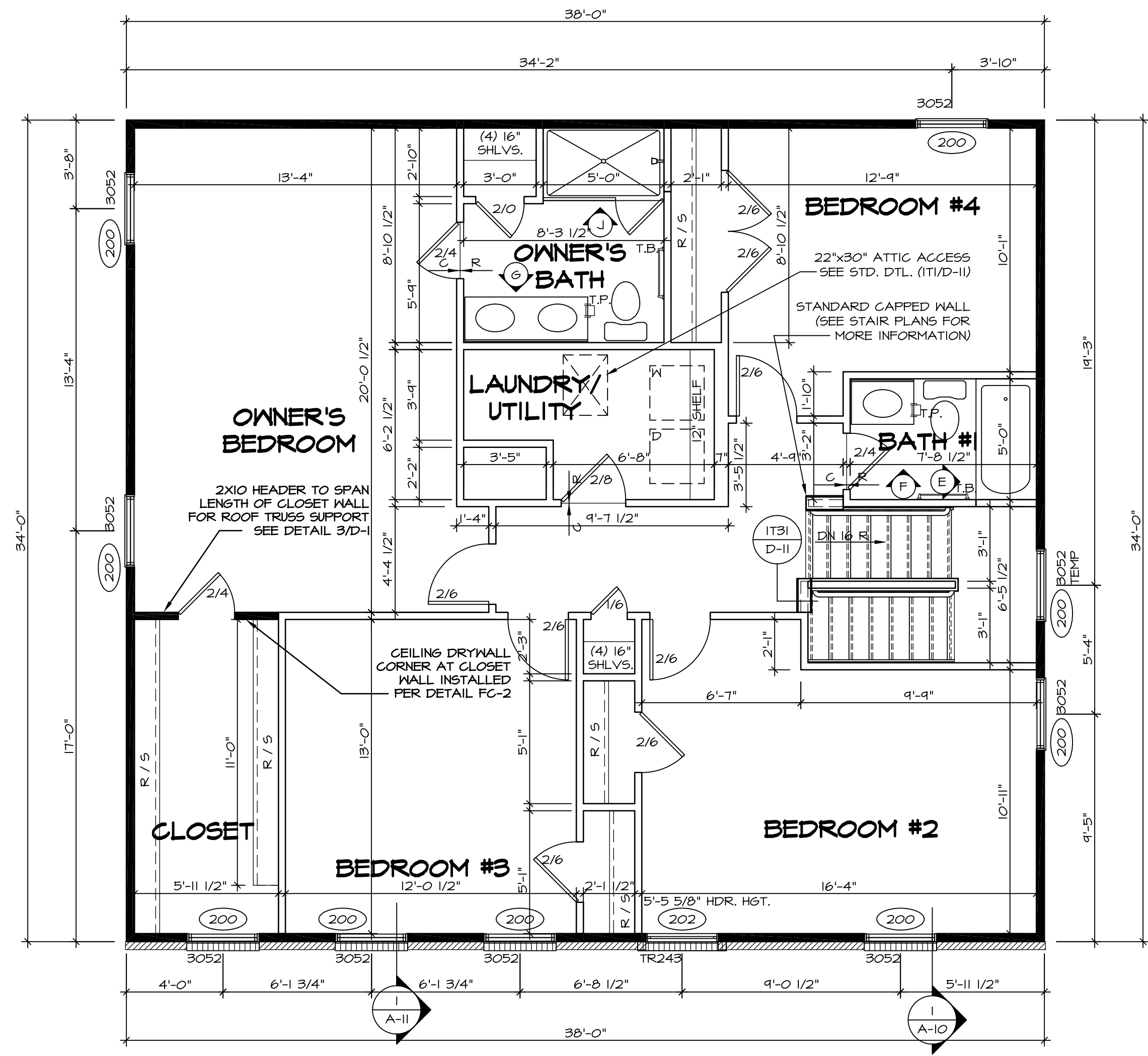
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS

- 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 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

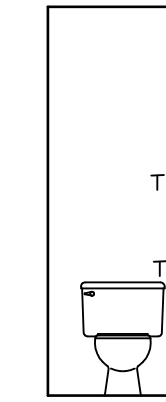


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

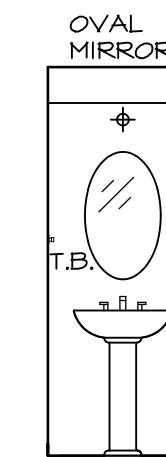
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		VERSION 06	08/05/16 TM - DRAWING ALIGNMENT	
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		DATE: 3/18/2015		
		OPTION		
44				

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.

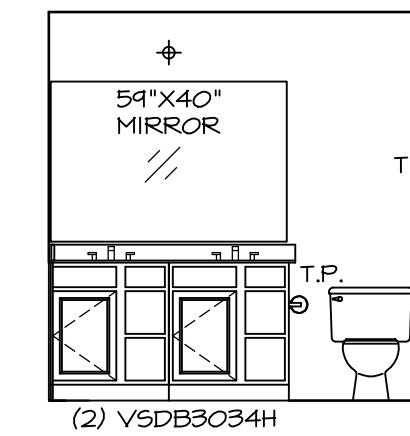


D 1ST FLOOR POWDER ROOM
SCALE: 1/4" = 1'-0"

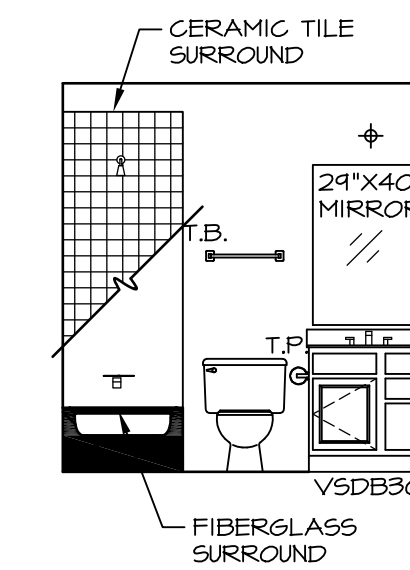


C 1ST FLOOR POWDER ROOM
SCALE: 1/4" = 1'-0"

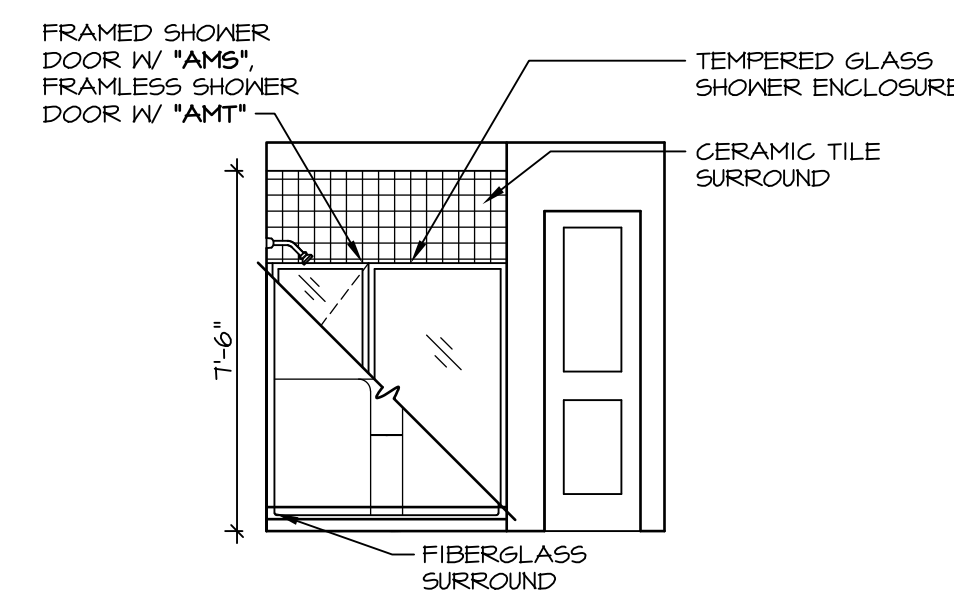
NOTE:
BATH ELEVATIONS
ARE SHOWN PER PLAN.



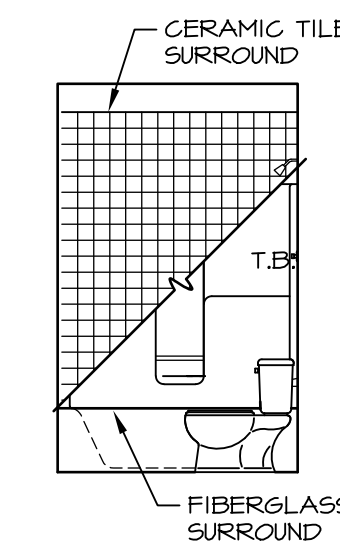
G OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



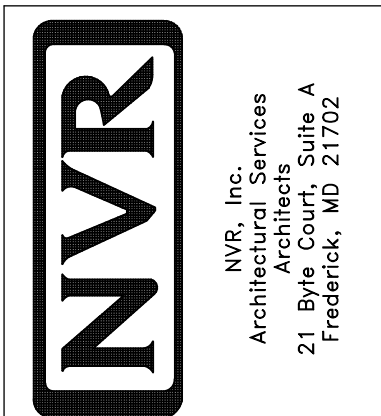
J OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATH
TYPE A W/ SHOWER
"AMA"



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

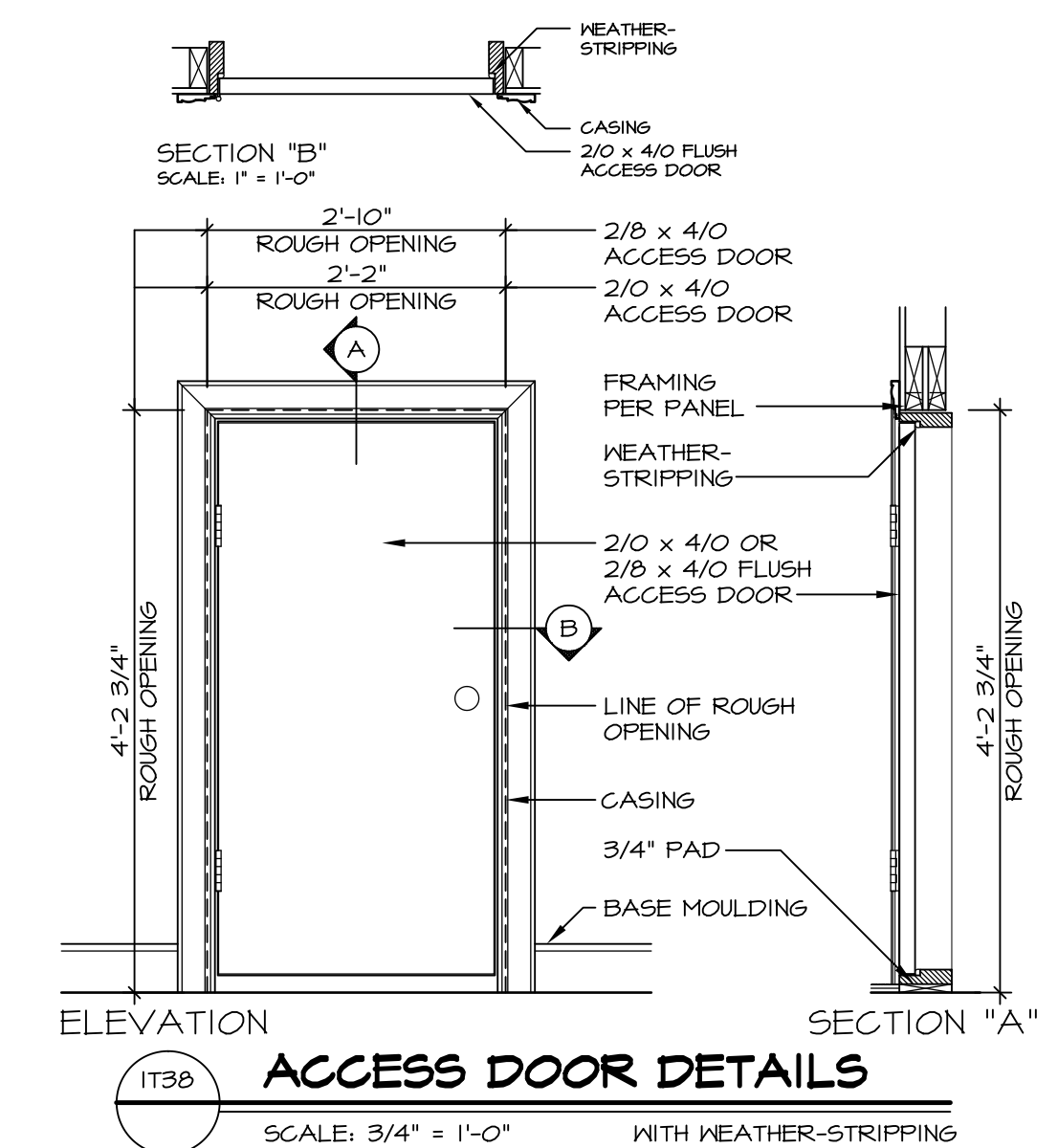
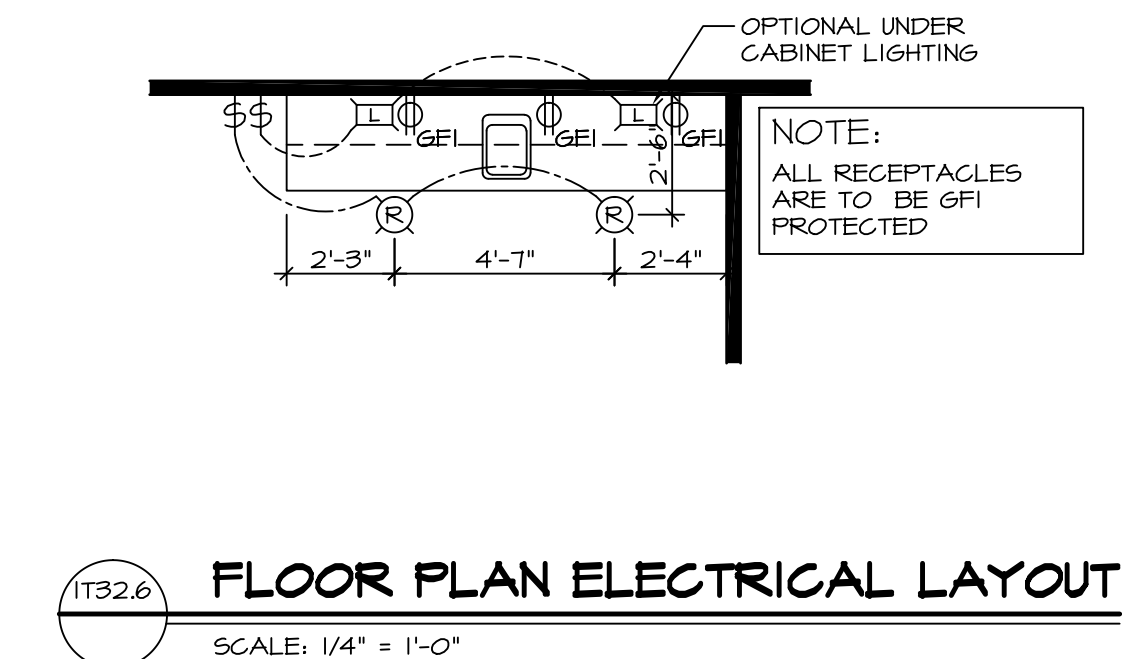
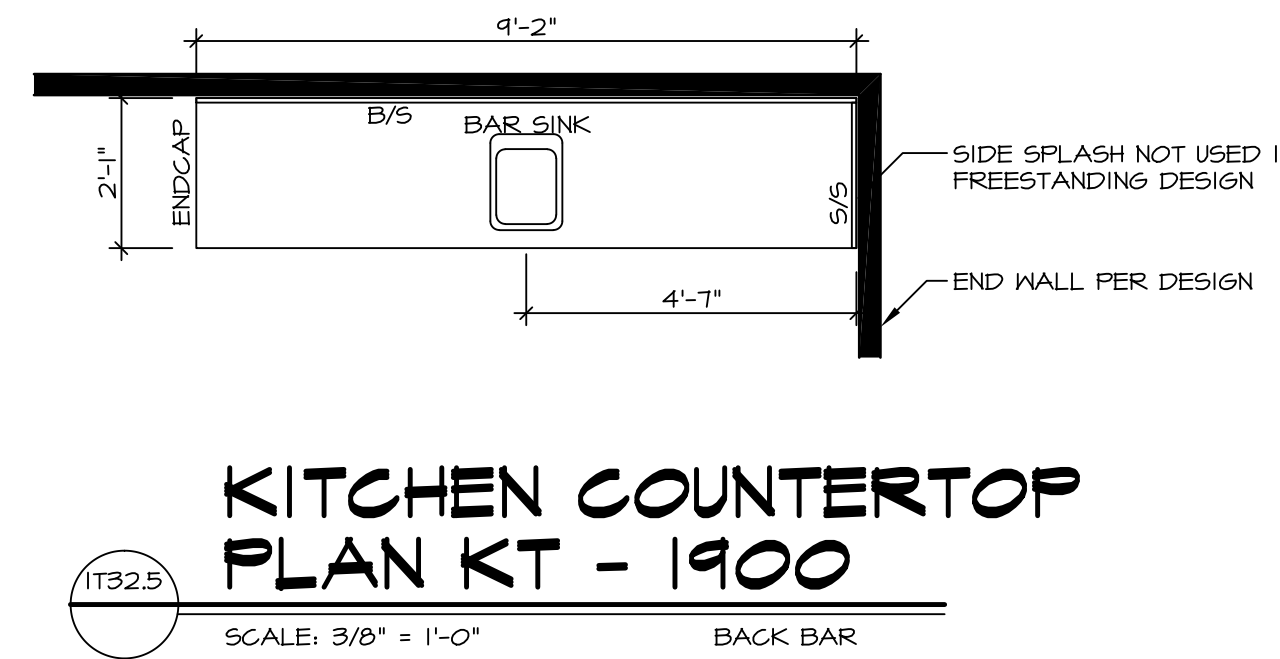
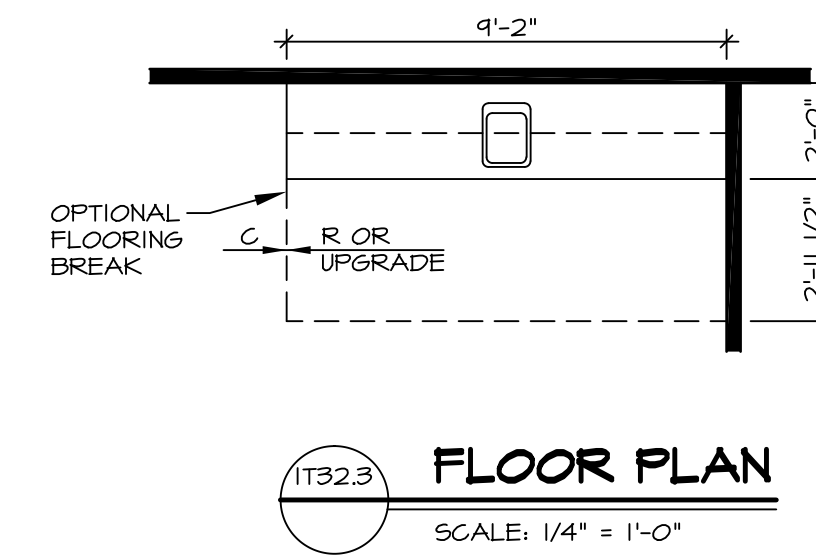
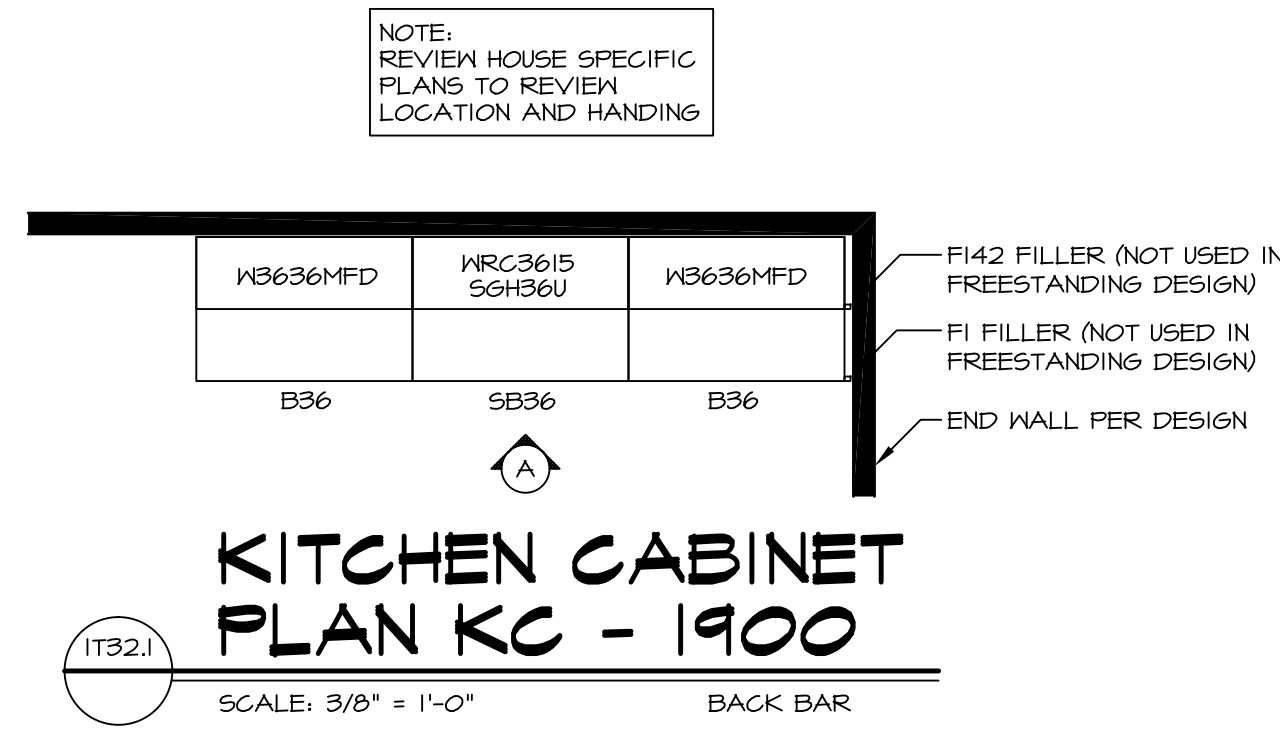
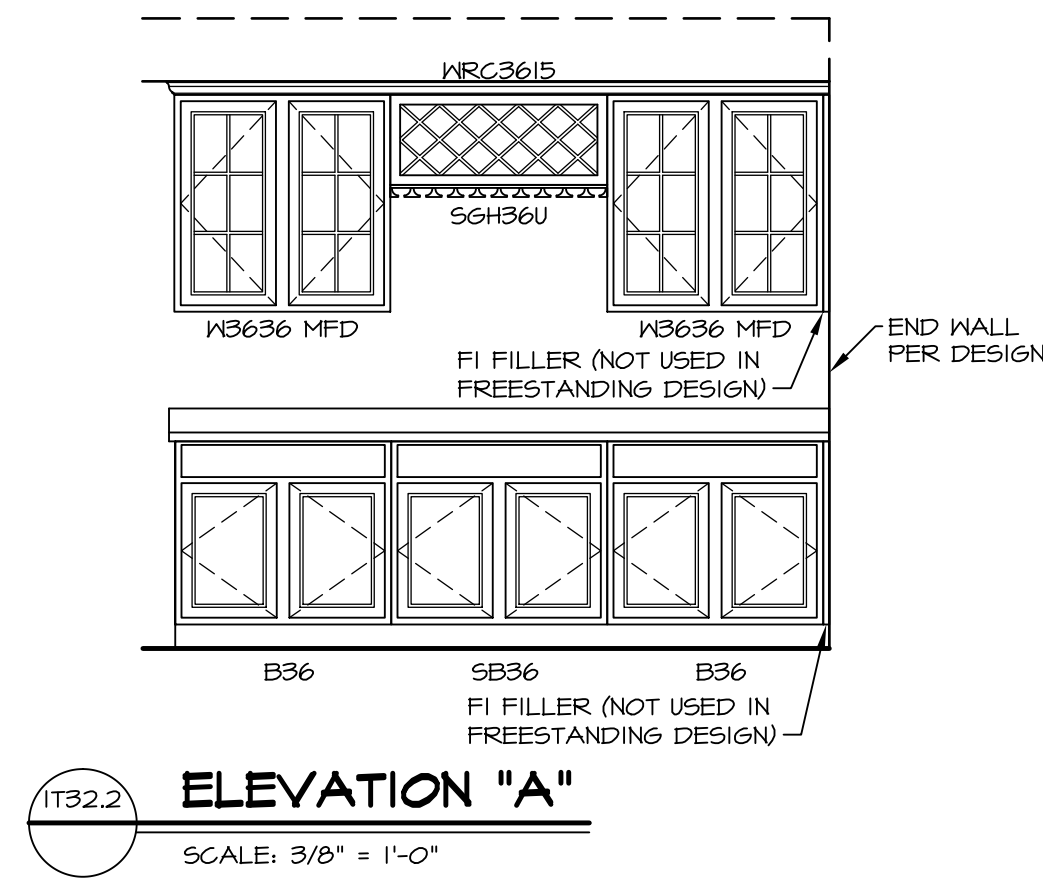
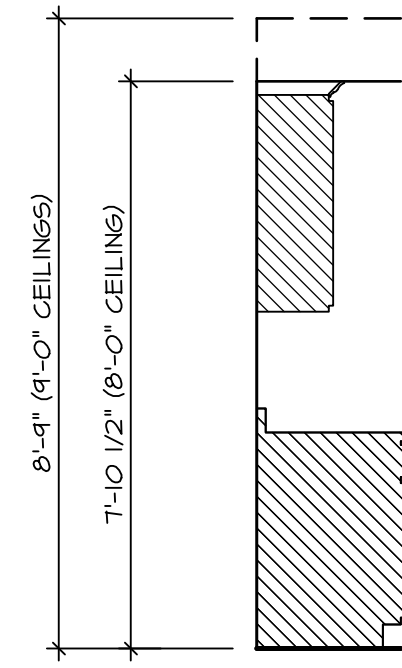
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1	08/05/16	TM - DRAWING ALIGNMENT

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

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



SHEET NO. D-11b	MODEL VENICE	SET NO. VNC00	REV. NO. 1	DATE 11/02/16	REMARKS
		VERSION 06		GTO - ADDED DETAIL IT321	
DRAWING TITLE STANDARD DETAILS - INTERIOR TRIM	OPTION DESCRIPTION	DRAWN BY CSE	<small>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 express written consent of NVR, Inc.</small>		
		DATE: 4/9/15			
118			 <small>NVR, Inc. Architectural Services 21 Bay Ct. Frederick, MD 21702</small>		
<small>C:\NVR\Solves\VENICE_VNC00_06\DCY-10-1372\923400\Sheets\WetBar_Sat\Details\118_D-11b-IT.dwg 01/03/17 - 8:15 pm</small>					