



Building Division
Dept of Community Development Services
225 S Emerson Avenue
Greenwood, IN 46143
(317) 881-8698
(317) 887-5616 fax
building@greenwood.in.gov

APPLICATION FOR BUILDING PERMIT

Page 1 of 2

PERMIT NO.: 2014-622

Application is hereby made for a permit to improve premises as described herein as shown in the accompanying **plans and specifications**, which improvement is to be located as shown on the accompanying **plot plan**. The information which follows and the accompanying plans, specifications and other information with the representations therein contained, are made a part of this application in reliance upon which the Planning Commission of the City of Greenwood is requested to issue a location improvement permit and any applicable sewer permits.

It is understood and agreed by this Applicant that any error, misstatement or misrepresentation of material fact, either with or without intention on the part of this Applicant, such as might or would operate to cause refusal of this application, or conditional approval thereof, or any material alteration or change in the accompanying plans, specifications or improvements subsequent to the issuance of a permit in accordance with the application, without the approval of the Planning Commission shall constitute sufficient ground for the revocation of this permit.

All building construction work, alterations, repairs, or mechanical installations and appliances connected therewith and other work necessary to complete the following improvement, shall comply with the State Building Rules and Regulations, local ordinances and such other statutory provisions pertaining to this class of work, and such rules, regulations, ordinances and provisions shall be considered a part of specifications, whether specified herein or not.

1) Date of Application 11/22/14 Date Approved 12-1-14 Date Issued 12.8.14

2) Name of Applicant Ryan Hornes - Michele Phone 819-2623

3) Permit Coordinator (if different than applicant) Cindy - Service ^{ck permit} Phone 371-6577

4) Address of Location to be Improved 612 Keepsake Run

Lot Number 666 in Homecoming @ Park ^{University} Subdivision, Section 7

5) Kind of Building Permit : SFDN - Single-Family
(circle one) DBLN - Two-Family (duplex)

6) Lot Size: 7140

7) Size(s) (in square feet):

	Unit 1	Unit 2
1 ST Floor Living Area	<u>1097</u>	
2 nd Floor Living Area	<u>1297</u>	
Finished Basement Area	<u>-</u>	
Total Living Area	<u>2394 2394</u>	
Garage Area	<u>436</u>	
Other Area Under Roof	<u>24</u>	
Total Square Feet	<u>2854</u>	

8) Approximate Price of Project \$ 175,000

9) Size(s) of water meter(s) 3/4" or (5/8")

Brick: N/A
Siding: ISLAND PEARL

Stone: BUCKS
COUNTRY LEDGE STONE

Staff Use	
PERMIT FEE	\$ <u>397.08</u>
SFDN TECH FEE (1)	\$10.00
DBLN TECH FEE (3)	\$25.00
TOTAL FEE	\$ <u>407.08</u>

REPLACES 2014-373

RECEIVED
BY
PLANNING DIVISION

NOV 24 2014

CITY OF GREENWOOD
DEPARTMENT OF COMMUNITY
DEVELOPMENT SERVICES

PERMIT NO.: _____

- 10) Name and address of building contractor:
Ryan Homes
3685 Priority Way S Dr Indpls In 46240
- 11) On-site Contact Person: Ryan Waddell Phone: 667-7172
- 12) Number of Stories (circle one): 1 or (2)
- 13) Type of Foundation (circle one): Crawl Slab Unfinished Basement Finished Basement
- 14) Energy Code Requirements met by (circle one): Prescription Path Performance Path

The undersigned represents that such work shall start within 90 days and will be completed without delay; that said improvements will be finished in a good workmanlike manner. Should said work not start in good faith within 90 days, the undersigned understands this application will be void and of no force or effect whatever. The above information, to my knowledge and belief, is true and correct:

SIGNATURE OF APPLICANT/OWNER: _____

Cindy Thomas

SIGNATURE OF BUILDING COMMISSIONER: _____

Alan L. White

(or designated representative)

TO BE COMPLETED BY BUILDING DIVISION STAFF

Airspace Zone?	Yes	☒ No	Is Property in Floodway?	Yes	☒ No
Eastside TIF Area?	Yes	☒ No	Is Property in Floodway Fringe?	Yes	☒ No
US 31/Fry TIF Area?	Yes	☒ No	Is Building in Floodway/Fringe?	Yes	☒ No

If yes, please provide:

Parcel No. 41- 05 - 02 - 012 - 075 . 000 - 030 Applicable Flood Protection Grade: _____

Model - Elevation Venice B Proposed Finished Floor Elevation: _____

School: CP Library: JC WRTFD: _____

Is Elevation Certificate Required? Yes ☒ No



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NOTICE TO BUILDERS

Residential and Commercial

Uniform Federal Accessibility Standards for Sidewalks and Handicap Ramps
(Federal Standard 795 & Recreation Areas without Barriers)
Effective Date: January 26, 1992

Included in this pack are regulations and some drawings as set by Federal Standard 795 & Recreation Areas without Barriers. The City of Greenwood requires that these standards be met. The issuing of an improvement location permit does not relieve the applicant of responsibility for complying with requirements of the Americans with Disabilities Act (ADA).

Receipt of this packet is hereby acknowledged.

Cindy Masler
Applicant's Signature

11/20/14
Date

Permit #: _____

Project Name: Homecoming @ University Park

Lot Number: 666

Lot Address: 612 Keepsake Run

Original to Applicant
Copy to Permit File

Approved 6/28/93 by Greenwood Planning Commission

12658

Approved by
State Board of Accounts
For City of Greenwood 1997T 45
OFFICE USE ONLY

SEWER AVAILABILITY FEE (SAF)

NAME	HOM LAND HOLDING LLC	CODE	0
CONTACT PERSON/PHONE	LARRY MOON 419-841-4831		
SUBJECT PROPERTY	612 KEEPSAKE RUN		
	GREENWOOD, INDIANA 46143		
SUBDIVISION	MEADOWS AT UNIVERSITY PARK	SECTION	7
		LOT	666
		BLOCK	
TOWNSHIP	CLARK		
TYPE OF CONNECTION	RESIDENTIAL	CODE	1
PRELIMINARY FEE CALCULATION			

SINGLE FAMILY RESIDENTIAL 310 GPD = 1 EDU

EDU 1

OTHER DOCUMENTATION FOR CALCULATION ATTACHED?	NO
TOTAL PROJECTED FEE 1 EDU x \$ 2,073.00/EDU	\$2,073.00
FEE DUE (x 0.333333)	\$691.00

CHECK RECEIVED FROM	SAF CREDIT #200				
DATE	6/25/2014	CALCULATED BY	CSP	ACCEPTED BY	CSP

NAME RYAN HOMES CK PERMIT SERVICE CINDY 317-371-6577 CODE 1

FINAL FEE CALCULATION

SAME

PAID
Payment received on

JUL 23 2014

CITY OF GREENWOOD, IN
COMMUNITY DEVELOPMENT SERVICES

EDU 1

FINAL FEE DUE	1	EDU x \$ 2,073.00/EDU	\$2,073.00
(-) FEE PAID =			\$691.00
BALANCE FEE DUE =			\$1,382.00

CHECK RECEIVED FROM	SAF CREDIT #200				
DATE	7/18/2014	CALCULATED BY	CSP	ACCEPTED BY	CSP

Copies To: Applicant Engineering Division Planning Division Finance Department



SANITATION SEWER CONNECTION PERMIT

PURSUANT TO PROVISIONS OF GREENWOOD MUNICIPAL CODE CHAPTER 9 AS AMENDED THE UNDERSIGNED REQUESTS PERMISSION TO CONNECT TO THE PUBLIC SEWER

STREET ADDRESS **612 Keepsake Run**

LOT **666** SUBDIVISION/BLDG **Homecoming at University Park**

PROJECT NAME

FEE **\$835.00** CONNECTION **X** INSPECTION

WATER METER SIZE: **5/8 inch**

COMPANY NAME **Ryan Homes**

ADDRESS: **3685 Priority Way S Dr #110**

CITY: **Indianapolis In 46240** PHONE **(317) 819-2623**

CONTACT: CELL PHONE

AUTHORIZED BY **Keith Meier**

DATE **7/21/2014**

Permit expires one year from date of issue.

Subject to compliance with conditions of Greenwood Municipal Code as amended and Rules and Regulations of Greenwood Sewage Works

MANDATORY FOR OPEN DITCH INSPECTION CALL
(317) 888-1254

Copies for:

Applicant

Sanitation Inspector

Finance Department

Planning Division

SAF 12658

Peggy Deer
COMMUNITY DEVELOPMENT SERVICES CLERK
Greenwood, Indiana

Inspected by

Date

NO SEWER CONNECTIONS ARE TO BE MADE TO THE SEWER MAIN UNTIL AFTER THE MAIN IS A PUBLIC DEDICATED SEWER EXCEPT BY THE AUTHORITY OF THE GREENWOOD PUBLIC WORKS AND SAFETY.

PAID
Payment received on
JUL 23 2014
By
CITY OF GREENWOOD, IN
COMMUNITY DEVELOPMENT SERVICES



PARKS & RECREATION

18635

PARK IMPACT FEE CALCULATION FORM

APPLICANT

PHONE

CELL

OR

COMPANY NAME **Ryan Homes**

ADDRESS: **3685 Priority Way S Dr #110**

CITY: **Indianapolis In 46240** PHONE **(317) 819-2623**

CONTACT: CELL PHONE

SUBJECT PROPERTY

LOT **666** SECTION **7** SUBDIVISION **Homecoming at University Park**

STREET ADDRESS **612 Keepsake Run**

BLDG PROJECT NAME

TYPE	# of Units	FEE PER UNIT	TOTAL
Single Family	1	\$1,175.00	\$1,175.00
Duplex	0	\$1,117.00	\$0.00
Apartments/Condominiums			
One Bedroom	0	\$764.00	\$0.00
Two Bedrooms	0	\$999.00	\$0.00
Three Bedrooms or more	0	\$1,175.00	\$0.00
Mobile Home	0	\$764.00	\$0.00
Special Fee or Adjustment			(\$1,175.00)
TOTAL IMPACT FEE			\$0.00
Recommendation #	2	Waiver of the standard fees in lieu of dedication of land and/or in kind gifts to the city for public park and recreation facilities as previously approved.	

Copies for:
Customer
Department of Finance
Parks and Recreation
Planning Division

DATE **7/21/2014**

Peggy Deer

COMMUNITY DEVELOPMENT SERVICES CLERK
Greenwood, Indiana

PAID
Payment received on
JUL 23 2014
By
CITY OF GREENWOOD, IN
COMMUNITY DEVELOPMENT SERVICES

HOME CERTIFIED TO MEET THE PROVISIONS OF THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE

This home built at

612 Keepsake Run Greenwood, IN 46143

by NVR, Inc.

exceeds the minimum requirements for the 2009 International Energy Conservation Code

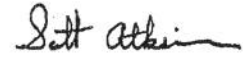
11-19-14

Building Features

Ceiling Flat: R-38	Duct Leakage to Outside: ≤ 4 CFM25 per 100 sq. ft.
Vaulted Ceiling: R-38	Total Duct Leakage: ≤ 8 CFM25 per 100 sq. ft.
Above Grade Walls: R-15 + R-3 Cont.	Infiltration: ≤ 4 ACH50
Foundation Walls: R-11	Window: U-Value = 0.3, SHGC = 0.2
Exposed Floor: R-38	Heating: Fuel-fired air distribution, Natural Gas, 95 AFUE
Slab: N/A	Cooling: Air conditioner, Electric, 13 SEER
Duct: R-8	Water Heating: Conventional, Natural Gas, 0.66 EF, 65 Gal

The organization below certifies that the proposed building design described herein is consistent with the building plans, specifications, and other calculation submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in compliance with Chapter 4 based on Climate Zone 5A and with all mandatory requirements.

Name: Scott Atkinson

Signature: 

Organization: PEG (Resnet Rater - Provider)

Date: 11-19-14

The 2009 International Energy Conservation Code is a registered trademark of the International Code Council, Inc. ("ICC").

No version of this software has been reviewed or approved by ICC or its affiliates.

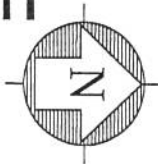
REM/Rate - Residential Energy Analysis and Rating Software v12.99



STOEPPELWERTH

ALWAYS ON

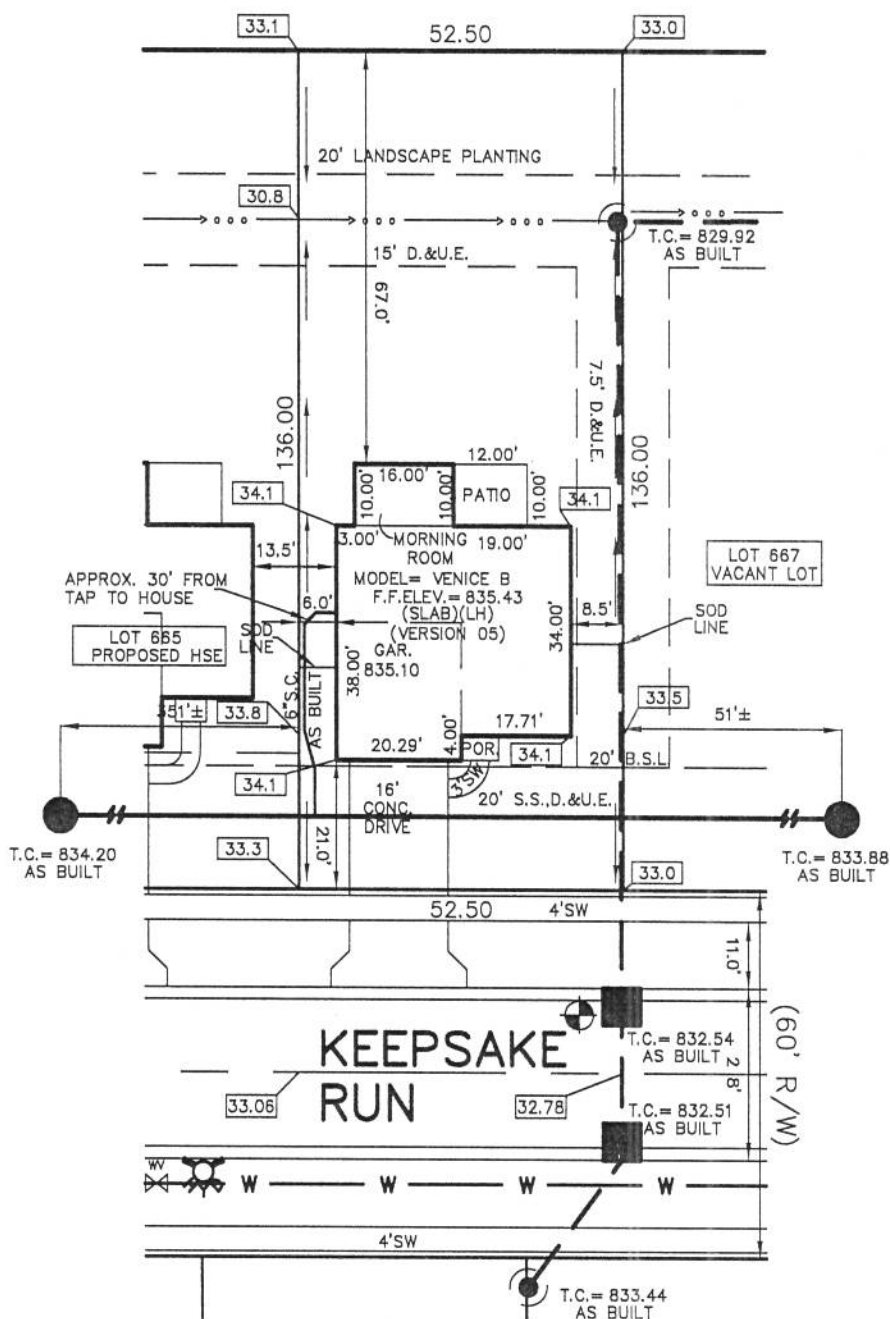
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942



JOB ID HUP7.666

CONTROL# 69983 RYAN

LOT 666
HOMECOMING AT
UNIVERSITY PARK
SECTION SEVEN
INST. #2014-007319
P.C. E, PAGE #130 A-C
612 KEPSAKE RUN
GREENWOOD, IN 46143
1" = 30'
LOT AREA: 7,140 Sq. Ft.



LEGEND:

XX.X PROPOSED GRADE PER PLAN
XX.XAB AS BUILT GRADE
S.S.D. SUB-SURFACE DRAIN
SANITARY SEWER
STORM SEWER
W WATER MAIN
W 3/4" WATER CONNECTION
SW SWALE

● SANITARY MANHOLE
● STORM MANHOLE
■ CURB INLET
⊗ FIRE HYDRANT
▼ END SECTION
WV WATER GATE VALVE
D.&U.E. DRAINAGE & UTILITY EASEMENT
B.S.L. BUILDING SETBACK LINE
S.S.,D.&U.E. SANITARY SEWER, DRAINAGE & UTILITY EASEMENT

ALL UNDERGROUND SEWERS AND UTILITIES SHOWN ARE PLOTTED BY SCALE FROM "RECORD DRAWINGS" FURNISHED BY ENGINEER.



NOTE: THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

SOD: 161± Sq. Yd.
SEEDING: 4,062± Sq. Ft.
CONC. DRIVEWAY: 352± Sq. Ft.
PRIVATE WALK: 23± Sq. Ft.
PUBLIC WALK: 146± Sq. Ft.
APRON: 267± Sq. Ft.

ZONING: PUD
5' MINIMUM SIDE YARD
10' MINIMUM BETWEEN STRUCTURE
20' MINIMUM REAR YARD

3RD REV ADD PATIO
11/18/14 LAF
2ND REV CHG HSE MDL
11/17/14 LAF
1ST REV ADD SITTING ROOM
07/15/14 KRW
07/10/14 CCE



Reverse

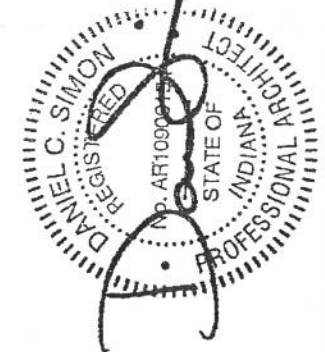
FOOTPRINT	
BASE HOUSE:	
WIDTH:	38'-0"
DEPTH:	38'-0"
MAXIMUM:	
WIDTH:	52'-0"
DEPTH:	50'-4"

CS-1

1: Dwa / TV DETACHED / VENICE VNC00 05 CSI DWG 07/09/14 - 7.53 am



VENICE



ELEVATION	BASEMENT	KITCHEN	OWNER'S SUITE
☐ ELEVATION "A" ☐ ELEVATION "L" ☒ ELEVATION "B" ☐ ELEVATION "M" ☐ ELEVATION "C" ☐ ELEVATION "N" ☐ ELEVATION "D" ☐ PORCH PARTIAL FRONT ☐ ELEVATION "E" ☐ PORCH FULL FRONT ☐ ELEVATION "K"	☐ UNFINISHED BASEMENT ☐ FINISHED BASEMENT ☐ BASEMENT POWDER ROOM ☐ BASEMENT POWDER ROOM WITH BATHTUB ☐ ALT. WASHER / DRYER LOCATION BASEMENT ☐ CLOSET BASEMENT	☒ STANDARD KITCHEN ☐ UPGRADE KITCHEN ☐ KITCHEN ISLAND ☐ KITCHEN GOURMET ISLAND	☐ OWNER'S BATHROOM TYPE A W/SHOWER ☒ OWNER'S BATHROOM TYPE B W/STD TUB ☐ OWNER'S BATHROOM TYPE E W/SOAKING TUB & SHOWER ☐ OWNER'S BATHROOM TYPE E W/SOAKING TUB & SHOWER ALTERNATE LAYOUT
ELEVATION VENEERS	GARAGES	MORNING ROOM	ATTIC
☐ SIDING VENEER FRONT ☐ BRICK VENEER FRONT ☐ PARTIAL BRICK VENEER FRONT ☒ PARTIAL STONE VENEER FRONT ☐ ALTERNATE PARTIAL BRICK VENEER FRONT ☐ EASTERN COTTAGE ELEVATIONS ☐ ALTERNATE EASTERN COTTAGE ELEVATIONS	☐ SERVICE DOOR GARAGE ☒ 2-CAR FRONT ENTRY GARAGE ☐ 2-CAR SIDE ENTRY GARAGE ☐ 3-CAR FRONT ENTRY GARAGE ☐ 2'-0" GARAGE EXTENSION	☒ MORNING ROOM ☐ WINDOWS MORNING ROOM SIDE ☐ GOURMET ISLAND	☐ ATTIC ☐ ATTIC BEDROOM
FOUNDATION TYPE	FAMILY ROOM	LIVING ROOM / DINING ROOM	
☐ FULL BASEMENT ☒ SLAB ☐ CRAWL SPACE	☐ DIRECT VENT GAS FIREPLACE FAMILY ROOM SIDE ☐ DIRECT VENT GAS FIREPLACE FAMILY ROOM REAR ☐ WINDOW FAMILY ROOM SIDE	☒ LIVING ROOM ☐ DINING ROOM ☐ WINDOW LIVING ROOM SIDE	

NVR, Inc.
Architectural Services
Architects
21 Byte Court, Suite A
Frederick, MD 21702

DIVISION: _____

PLAN: _____

LOT: _____

VNCOO-05 CS-2

GENERAL

- These plans and specifications are the sole property of NVR. Any unauthorized use of these plans without the written consent of NVR is prohibited.
- These plans are subjected to modification as necessary to meet code requirements or to facilitate mechanical/plumbing installations or to incorporate design improvements.
- These plans are not to be scaled for construction purposes. Dimension lines and notes supersede all scale references.
- Single Family Attached/Detached - Provide fire suppression system to be designed and installed according to local building requirements and applicable fire codes per NFPA-13R when required.
- Where required by local jurisdiction, a passive subslab venting system shall be installed per Appendix F, IRC. Venting to extend through the roof and all penetrations in basement slab to be sealed with latex Radon caulk.
- This note sheet only covers major code requirements. The plans are intended to conform to all current applicable codes.
- This note sheet only valid for the following counties: Boone, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Morgan and Shelby.

NOTE: 1 x 6 lateral braces as indicated on truss members are required to reduce buckling length of member and should be nailed to truss members with minimum of 2-10d nails. Provisions must be made at ends or specified intervals to restrain or anchor lateral bracing by others.

INSULATION

- Insulation requirements Per table II-5 of Chapter II, Energy Efficiency, or requirements of the Indiana Energy Conservation Code for residential bldgs.
- Ceilings = blown wool - or - fiberglass for R-30 total. Installed per I.E.C.C.
- Cathedral ceilings = 9" batt, R-30 insulation.
- Exterior wall = 3 5/8" batt, R-13 insulation with vapor barrier to inside. Box and rim joist cavity spaces must be insulated with R-19 minimum.
- Exterior basement foundation walls shall be insulated with 3" R-11 foil faced perforated insulation.
- Floors at overhangs = 4" batt, R-30 insulation with kraft face vapor barrier up. Apply 36" Thico to underside of overhang.
- Floors of habitable space over garage and crawl space = 9" batt, R-30 insulation with kraft face vapor barrier.
- Slab perimeter insulation shall be R-10 to a minimum depth of 4 feet. Required depth can be achieved vertically, horizontally, or a combination of both.
- See NVR "Standard Energy Package" for field procedures and details.
- Roof ventilation calculations are based on the following specifications:
Ridge vent: Minimum 18 sq. in. of vent per linear foot
Soffit vent: Minimum 9 sq. in. of vent per linear foot
Roof Louver: Minimum 45 sq. in. of vent per unit

DESIGN LOADS

- Table of Loads for House Structure. Per Table 301.5

Floor Living Areas	- 40# P.S.F. (Live) - 10# P.S.F. (Dead)	unless noted otherwise by calculations.
Floor Sleeping Areas	- 30# P.S.F. (Live) - 10# P.S.F. (Dead)	unless noted otherwise by calculations.
Garage Floors	- 50# P.S.F. (Live) - 50# P.S.F. (Dead)	unless noted otherwise by calculations.
Roof Areas - Top Chord	- 30# P.S.F. (Live) (1/12 Pitch or higher) - 37# P.S.F. (Live) (5/12 or 6/12 Pitch) - 34# P.S.F. (Live) (3/12 or 4/12 Pitch) - 10# P.S.F. (Dead)	
- Bottom Chord	- 10# P.S.F. (Live) (Greater than 3/12 roof pitch) - 10# P.S.F. (Dead)	
Walls	- 90 mph 3 second gust or 120 mph 3 second gust Wind Load per local code	
Stairs	- 40# P.S.F. (Live) - 10# P.S.F. (Dead)	
Ground Snow Loads	- Per 2005 Indiana Res. Code Figure R301.2(5)	
Allowable deflection of structural members Per Int. Res. Code TABLE R301.7		

Design Criteria

Design Codes

- National Design specification for Wood Construction by National Forest Products Association.
- Specification for the Design Fabrication and Erection of Structural Steel for Buildings by American Inst. of Steel Construction.

Materials

- Headers* Southern Pine (KD-14), No. 2 Grade
Studs Spruce - Pine-Fir, Stud Grade
Joists Spruce - Pine-Fir, Stud Grade
Beams* Southern Pine (KD-14), No. 2 Grade
2X10 Hem-Fir (KD-14), No. 2 Grade or better (NCLIB & WPA)
2X8 Southern Pine (KD-14), No. 2 Grade or better
2X10 Spruce Pine Fir (KD-14), No. 2 Grade or better (NLSA)
1.4E Minimum
LVL
* Where required, Laminated Veneer Lumber may be used per Engineering.
* Structural Steel - A57M, A36.

FOUNDATIONS

- All plain and reinforced concrete shall comply with requirements in ACI 318.
- Concrete footings or foundation walls shall be minimum 5 bag mix 2500 PSI per Table R402.2.
- Foundation footing depth shall be 30" minimum.
- Minimum Soil Bearing Capacity shall be 2000 PSF per Table R401.4.1.
- Basement or interior slabs on grade to be minimum 3-1/2" concrete over 4" sub-base, with Vapor Barrier (6 Mil PVC) as required per Section 506 and minimum 2500 psi per Table R402.2.
- Perimeter insulation on grade slab condition shall be 1" x 24" rigid R-5 per Table R403.3.
- Foundation drains shall be located per local codes and according to local site conditions. Drain discharge to conform with approved site plan and installed per Section R405.
- Sump pump shall be located per R405.2.3 when required.
- The top course of block of Foundation Walls shall be semi-solid block or open cores of Hollow block shall be filled with Mortar.
- Poured concrete foundation wall designed to withstand an equivalent fluid weight of 30 PCF may be substituted where masonry units block are shown on plans.
- Concrete and masonry foundation walls shall be dampproofed with 3/8" portland cement paring from footing to top of finished grade. The paring shall be covered with a coat of approved bituminous material applied at the recommended rate per R406.1.
- Where required by R406.2, concrete and masonry foundation walls shall be waterproofed with an approved membrane extending from footing to top of finished grade. The joints in the membrane shall be lapped and sealed with an adhesive compatible with the waterproofing membrane.
- Garage slab shall be nominal 3-1/2" concrete with 6x6 #10 W4M, on compacted or undisturbed soil and minimum 3,500 psi per Table R402.2.
- Foundation Framing Anchors shall be Simpson "MAB" or equivalent set in mortar joint or concrete wall 33" o/c maximum 1'-0" maximum from corners. (16 gauge steel, galvanized)
- Steel columns and bases shall be given a shop coating of rust-inhibitive paint or equivalent to provide corrosion resistance per R407.2.
- Wall ties for masonry veneers:
Per Int. Res. Code Sect. (R703.7.4.1) - Veneer ties, if strand wire, shall not be less in thickness than No. 4 U.S. gauge wire and shall have a hook embedded in the mortar joint, or, if sheet metal, not less than No. 22 gauge by 1/8" inch corrugated. Each tie shall be spaced not more than 24" o.c. horizontally and vertically, and shall support not more than 2.67 square feet of wall area.
Per Int. Res. Code Sect. (R703.7.2) - Weather-resistant membrane or asphalt saturated felt shall be provided behind brick.
Per Int. Res. Code Sect. (R703.7.4.2) - Provide minimum 1 inch air space between brick veneer and sheathing.
Per Int. Res. Code Sect. (R703.7.6) - Provide weep holes at 32 inches on center maximum in brick veneer.
Per Int. Res. Code Sect. (R703.8) - When veneer of brick, clay tile, concrete, or natural or artificial stone are used, 20 mil plastic flashing shall be attached to the sheathing wherever necessary to prevent moisture penetration behind the veneer.
- Provide weep holes in masonry veneer at 32" on center maximum in brick veneer per R703.7.6.
- Porch slab and exterior concrete work shall be nominal 4" minimum #3500 air entrained concrete w/ 6x6 #10 W4M.
- Railings or handrails shall be installed on exterior porch or stairs having (4) or more risers per R311.5.6.
- Foundation Wall Strip Footing thickness indicated on drawings may be revised to 6" minimum per Section R403.1.1. Strip Footing projections are not to exceed 6" beyond face of foundation wall. Bump out footings, pier pads and any other footing identified as being greater than 6" in thickness shall not be reduced.

FOUNDATION WALL DESIGN (c)

PRESCRIPTIVE CODE UNLESS OTHERWISE NOTED

WALL HEIGHT	WALL THICKNESS	LATERAL SOIL LOAD (a)	UNBALANCED FILL	VERTICAL REINFORCING (b)	HORIZONTAL REINFORCING (b)
8'-0"	6"	45	6'-0"	NOT REQUIRED	NOT REQUIRED
			7'-0"	NOT REQUIRED (d)	3- #4 BARS (d)
			8'-0"	NOT REQUIRED (d)	3- #4 BARS (d)
	10"	45	6'-0"	NOT REQUIRED	NOT REQUIRED
			7'-0"	NOT REQUIRED	NOT REQUIRED
			8'-0"	NOT REQUIRED	NOT REQUIRED
9'-0"	6"	45	7'-0"	NOT REQUIRED (d)	4- #4 BARS (d)
			8'-0"	#4 @ 19" O.C. (d)	4- #4 BARS (d)
			9'-0"	#4 @ 15" O.C. (d)	4- #4 BARS (d)
	10"	45	7'-0"	NOT REQUIRED	NOT REQUIRED
			8'-0"	NOT REQUIRED	NOT REQUIRED
			9'-0"	#4 @ 19" O.C. (d)	4- #4 BARS (d)

NOTE: BACKFILLING OF THE FOUNDATION SHALL NOT TAKE PLACE BEFORE THE BASEMENT SLAB IS IN PLACE AND THE FLOOR FRAMING IS ERECTED OR UNLESS WALLS ARE ADEQUATELY BRACED.

(a) SOIL CLASSES SM, SC, SH, SM-SC AND ML - 45 PSF
SOIL CLASSES SG, MH, HL-CL AND CL - 60 PSF
(b) SPACINGS SHOWN IS BASED UPON $F_y = 60,000$ PSI
STEEL FOR $F_y = 40,000$ PSI STEEL, REDUCE SPACINGS BY 0.87
(c) CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI
(d) ENGINEERED DESIGN PER ACI 332-04, REQUIREMENTS FOR RESIDENTIAL CONCRETE CONSTRUCTION
(e) FOR ALL WALL HEIGHTS, ONE HORIZONTAL BAR SHALL BE LOCATED WITHIN THE TOP 24", ONE IN THE BOTTOM 24" WITH THE REMAINING BARS EQUALLY SPACED. MAINTAIN 2" OF CONCRETE COVER BETWEEN INSIDE FACE OF WALL AND FACE OF HORIZONTAL BARS.

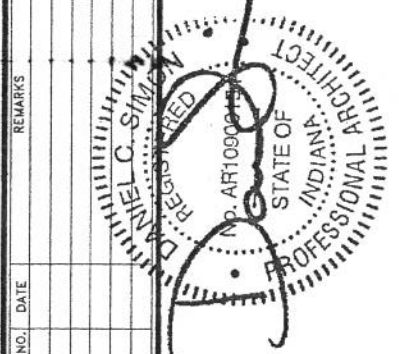
PLANS

- Sleeping areas shall have a window or door as a second means of egress that shall be minimum 5.7 sq. ft. openable area (5.0 sq. ft. if at grade level) with maximum sill height 44" above finish floor (min. hgt. 24", min. width 20") per R310.1.
- Basements with habitable space shall have a window or door as a second means of egress that shall be minimum 5.0 sq. ft. openable area with maximum sill height 44" above finish floor (min. hgt. 24", min. width 20") per R310.1. Window wells, where required, shall be installed per R310.2 with a minimum net clear area of 9 sq. ft. and minimum horizontal projection and width of 36". Wells with a vertical depth greater than 44" below grade shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Bulkheads and grills over wells shall be installed per R310.3 and R310.4.
- All doorway heights to be 6'-8" minimum per R311.4.
- Sliding glass drs/patio drs/walks must be safely glazed per R308.4, skylights per R308.6.
- Interior stairway shall have minimum 6'-8" head room and minimum tread width of 9" and maximum rise of 8 1/4". Handrails are required for stairs with four or more risers and shall have minimum height of 34" and maximum height of 38" above treads and landings. Handrail to have maximum 4 1/2" projection into width of stair per Section R311.5.1. Stairs enclosing accessible space under shall have walls and soffits protected on the enclosed side with 1/2" gypsum board per Section R311.2.2.
- Guard rails to have minimum height of 36" with a maximum of less than 4" clear between pickets and shall not be constructed in a horizontal direction per Section R312.
- The triangular opening by the riser, tread and bottom rail of a guard at the open side of a stair may be of such a size that a sphere 4" in diameter cannot pass through per R312.2.
- Exterior stairs shall have a minimum rise of 4" and a maximum rise of 7" and minimum tread length of 11".
- Chimneys shall extend at least 2 feet higher than any portion of the building within 10 feet, but shall not be less than 3 feet above the point where the chimney passes through the roof per R1001.6.
- All flashing used shall be corrosion-resistant per R103.5.
- All partitions shall be 2 x 4 stud construction unless otherwise noted. Bearing partitions shall have stud placement 16" o.c. maximum per Table R602.3(3).
- All exterior sheathing to be structural sheathing per R602.10.3.
- 5/8" tongue & groove decking underlayment grade plugged and sanded, exterior glue, glued and nailed on joists to meet "APA - The Engineered Wood Association" approved glued floor system, unless otherwise specified.
- Interior sheathing shall be 1/2" Gypsum wall board unless otherwise noted and fastened as follows:

WITH ADHESIVE	WITHOUT ADHESIVE
Ceiling Nailed - 5d nails at 12" o.c. Screwed - Min. 1-1/2" No. 6 screws at 16" o.c. Walls - Interior side of exterior walls Nailed - 5d nails at 7" o.c. Screwed - Min. 1-1/2" No. 6 screws at 8" o.c. Walls - Both sides of interior walls Nailed - 5d nails at 16" o.c. Screwed - Min. 1-1/2" No. 6 screws at 24" o.c.	Ceiling Nailed - 5d nails at 7" o.c. Screwed - Min. 1-1/2" No. 6 screws at 12" o.c. Walls - Interior side of exterior walls Nailed - 5d nails at 7" o.c. Screwed - Min. 1-1/2" No. 6 screws at 8" o.c. Walls - Both sides of interior walls Nailed - 5d nails at 8" o.c. Screwed - Min. 1-1/2" No. 6 screws at 12" o.c.
- Garages shall be completely separated from the residence and attic area by not less than 1/2" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" type X gyp. board. Where the separation is a floor-ceiling assembly due to living space above the garage, the structure supporting the assembly shall also be protected by not less than 1/2" gypsum board per Section R304.2.
- Roofing Material shall be installed per section R405.2.
- Attic spaces shall be ventilated w/ ridge and soffit vents unless otherwise noted. Venting provided per R606.2.
- Firestopping shall be installed between ceiling and floor openings per R602.6.
- See standard detail #34, sheet D-3 for steel lintel sizes with brick veneer.
- Attic furnace installation shall be per IMC 306.3.
- Masonry fireplaces shall be installed per Section R1003, 1005. Mechanical fireplaces shall be installed per Section R1004, 1005.
- Single family attached structures to have 2 - hour dwelling unit separation wall continuous to roof deck. Roofing material to be minimum class "C" over approved fire retardant wood decking extending 4' each side of dwelling unit separation wall per R311.2.
- Untreated wood shall be minimum 8" above finish grade per R314.1(2).
- Bottom plates on slabs to be pressure treated material per Section R314.
- Exterior swing doors shall open onto a landing not more than 8 1/4" below the top of the threshold. The landing shall extend a minimum of 36" in the direction of travel and be at least the width of the doorway served per R311.4.3.
- Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screen, louvers or grills having a min. opening size of 1/4" and maximum of 1/2" in any dimension per R308.5.
- Fasteners and connectors for pressure preservative-treated wood shall be 6185 hot-dipped galvanized steel, stainless steel, silicon bronze, copper, or the requirements of the chemical manufacturer of the chemicals used in the wood.

ELECTRICAL

- Electrical G.F.I. per N.E.C.
- Electric panel box location at builder's discretion.
- Approved smoke detectors shall be located on every story of the dwelling unit - including basements per Section R313. Where more than one is required, all shall be wired in such a manner so that when one is activated all will be activated and all smoke detectors shall include a battery backup as required. Smoke detectors are required in each sleeping room of single family dwellings. Smoke detectors installed in sleeping rooms should be located in the vicinity of the room entrance, and 3' from forced air supply registers or the door to a bathroom containing a tub or shower.
- Interior stairs shall be provided with an artificial light source in the vicinity of each landing or directly over each stair section and capable of illuminating treads and landings to a level not less than 1fc measured at the center of the tread or landing per R303.6.



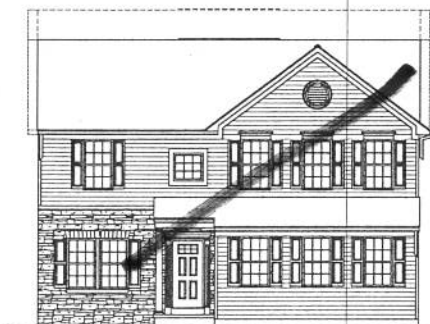
REMARKS
DATE
REV. NO.
ISSUED FOR CONSTRUCTION
BY: [Signature]
BY: [Signature]

Ryan
Homes
210 N. Central Street, Terre Haute, IN 47788

SHEET NO. **SS-1**
MODEL
SPEC SHEET
DRAWN BY BDH
DATE: 8/26/04
OPTION
2005 INDIANA RESIDENTIAL CODE
OPTION DESCRIPTION
Based on 2003 IRC w/ Amendments
J:\Draw\Spec_Sheets\Indiana\2005_IN_Res_Code.dwg 10/28/09 - 3:28 pm



6 OPT. 3-CAR FRONT ENTRY GARAGE
SCALE: 1/8" = 1'-0"
3-CAR FRONT ENTRY GARAGE
"SCD" w/ 2'-0" GARAGE
EXTENSION "EEB"



5 OPT. 2-CAR SIDE ENTRY GARAGE
SCALE: 1/8" = 1'-0"
2-CAR SIDE ENTRY GARAGE
"SCD" w/ 2'-0" GARAGE
EXTENSION "EEB"



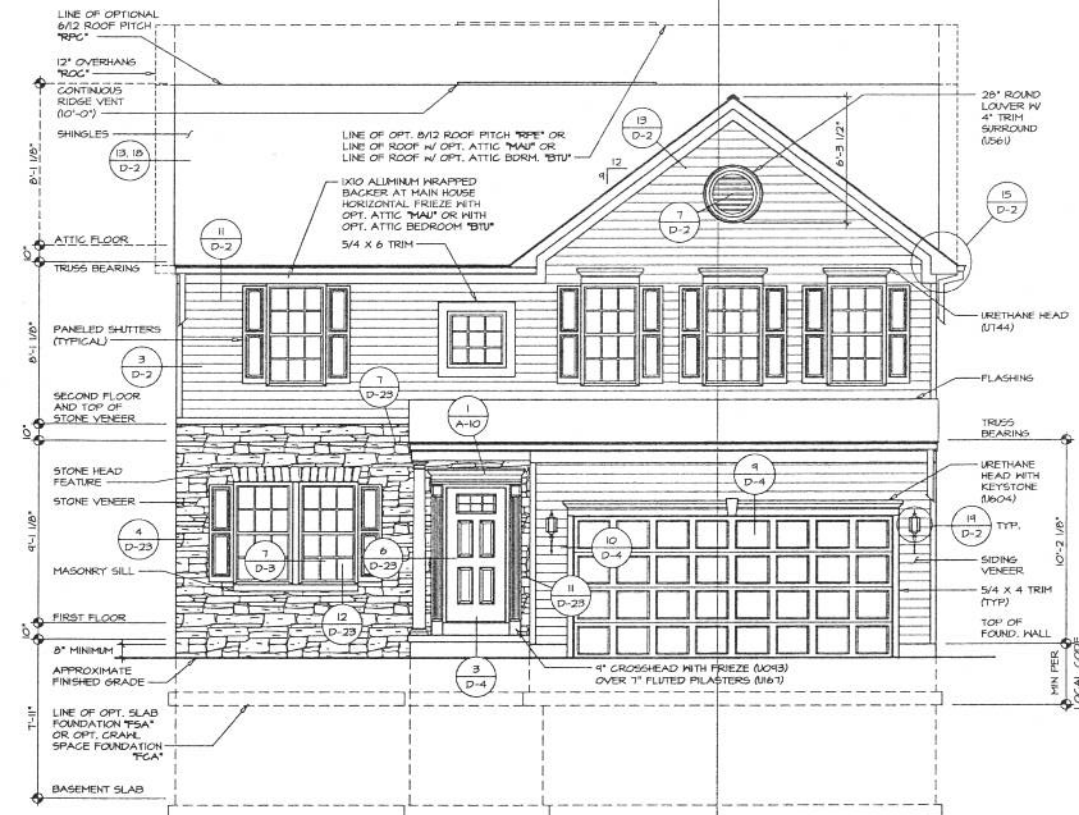
4 OPT. 2-CAR FRONT ENTRY GARAGE
SCALE: 1/8" = 1'-0"
2-CAR FRONT ENTRY GARAGE
"SCD" w/ 2'-0" GARAGE
EXTENSION "EEB"



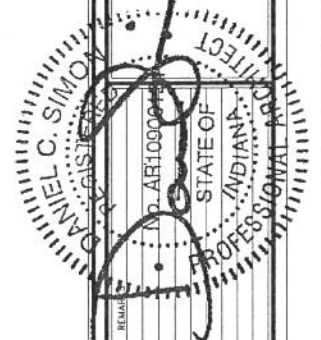
3 OPT. 3-CAR FRONT ENTRY GARAGE
SCALE: 1/8" = 1'-0"
3-CAR FRONT ENTRY GARAGE
"SCD" w/ NO GARAGE
EXTENSION



2 OPT. 2-CAR SIDE ENTRY GARAGE
SCALE: 1/8" = 1'-0"
2-CAR SIDE ENTRY GARAGE
"SCD" w/ NO GARAGE
EXTENSION



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"
2-CAR FRONT ENTRY GARAGE "SCD"
w/ NO GARAGE EXTENSION



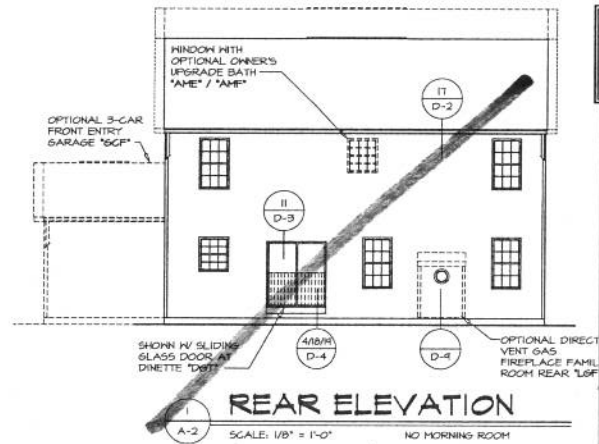
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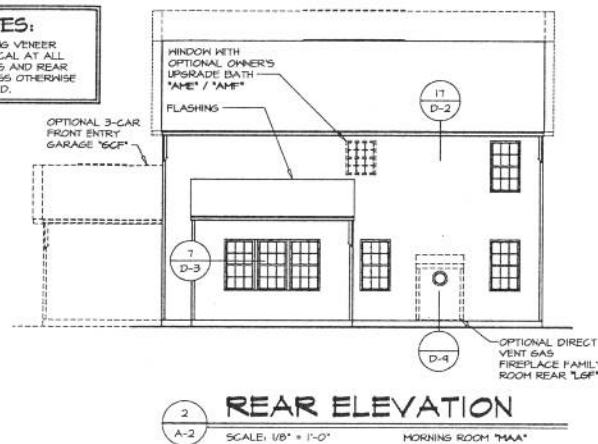
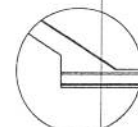
SET NO. VN000
VERSION 05
DRAWN BY BDH
DATE: 2/8/13
OPTION
ELEVATION "B"
ELB
EVV

SHEET NO. A-1
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION
ELEVATION "B"
PARTIAL STONE VENEER FRONT
6

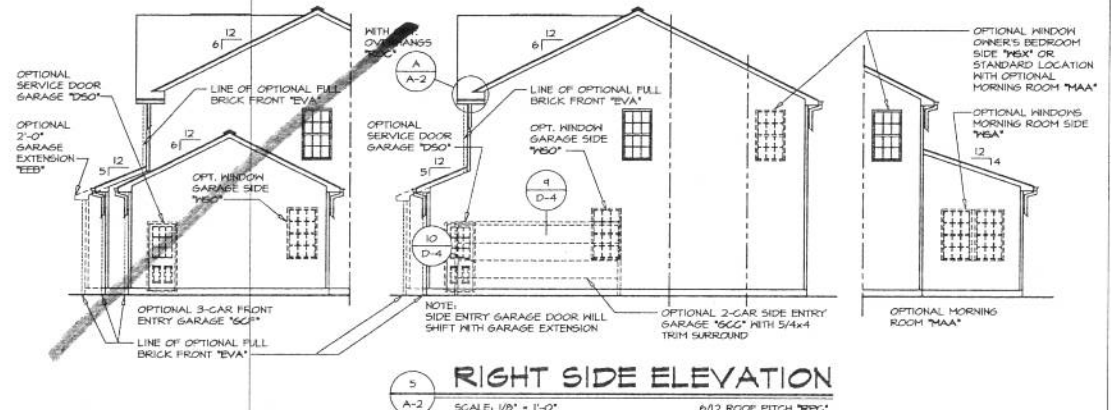
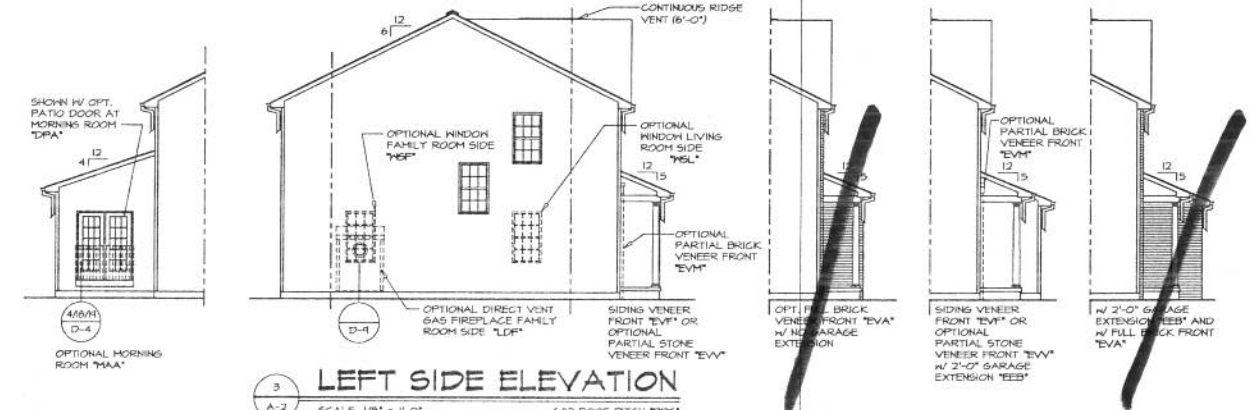
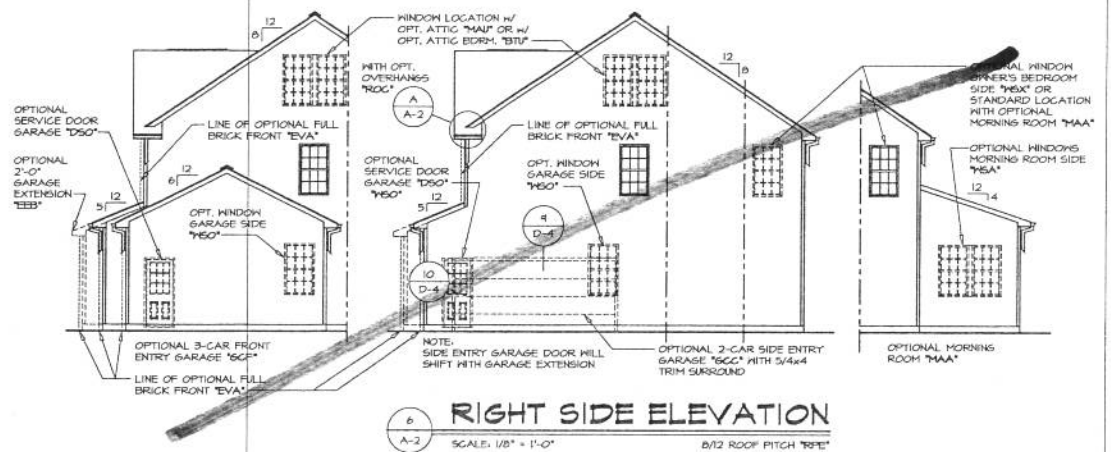
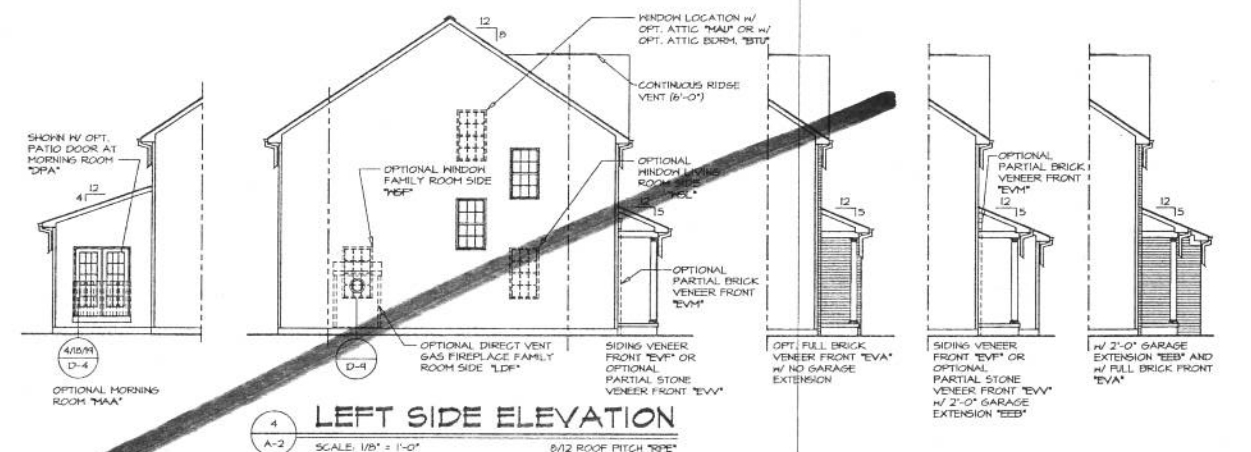
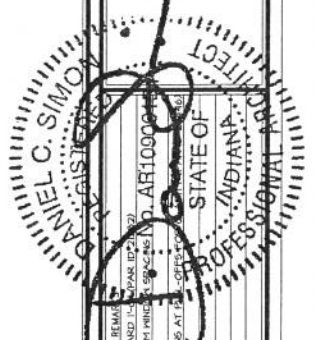
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NOTES:
1. SIDING VENEER
TYPICAL AT ALL
SIDES AND REAR
UNLESS OTHERWISE
NOTED.



**GABLE
TRIM DTL.**
SCALE: 1/4" = 1'-0"
OPT. GABLE OVERHANGS 180"

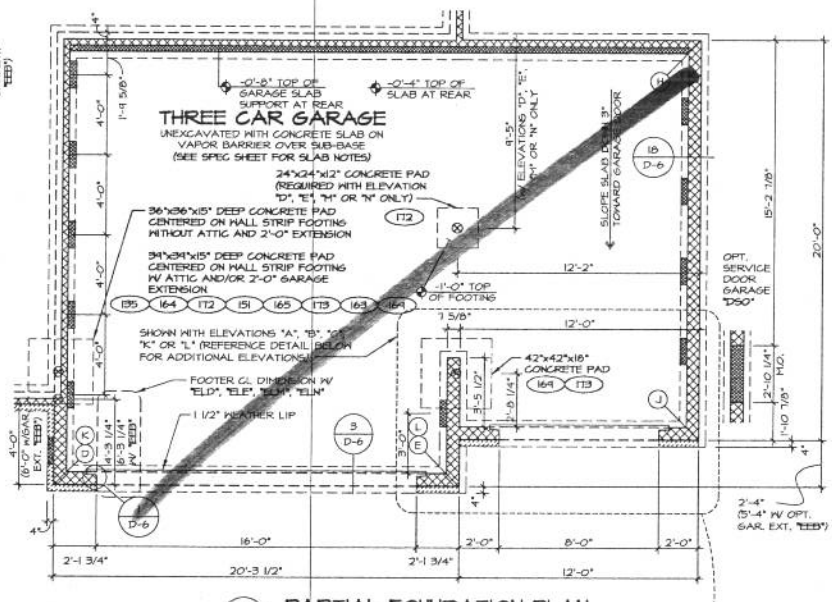


REV.	NO.	DATE	DESCRIPTION
1	01/14	01/14	CL5 - MOVED SERVICE DOOR FORWARD 1'-0"
2	01/14	01/14	CL5 - MOVED SERVICE DOOR FORWARD 1'-0"
3	01/14	01/14	CL5 - MOVED SERVICE DOOR FORWARD 1'-0"
4	01/14	01/14	CL5 - MOVED SERVICE DOOR FORWARD 1'-0"



SET NO. VNC00	VERSION 05	DRAWN BY BDH	DATE: 2/8/13
VENICE		OPTION ELD	
A-2		ELEVATION 'B'	
26			

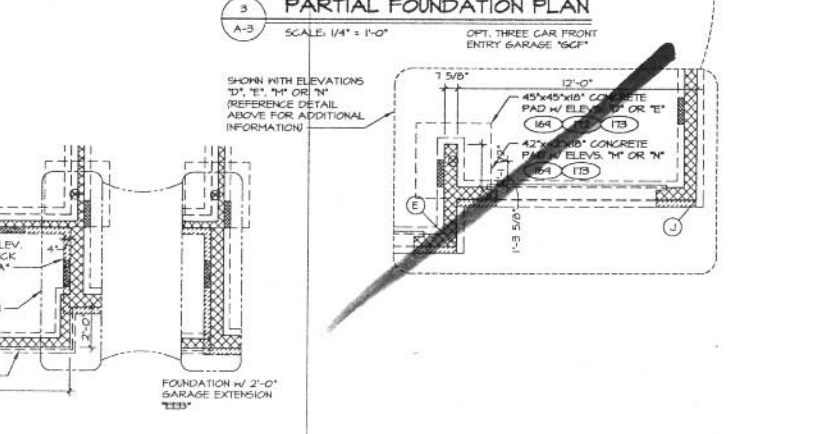
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STRUCTURAL LEGEND

-  ENGINEERING PAGE NUMBER
-  2x10 BLOCKING
-  RIMBOARD BLOCKING
-  2x... BLOCKING (2x4 TYP.)
-  LAMINATED WOOD COLUMN
-  INDICATES BEARING FROM POINT-LOAD ABOVE

* REINFORCEMENT ADDED AT POINT-LOADS FROM ABOVE OR PER ENGINEERING. QUANTITY/SIZING VARIES PER DESIGN.



SHEET NO. A-3	DRAWING TITLE VENICE FOUNDATION PLANS	SET NO. VNG00 VERSION 05 DRAWN BY ELH DATE: 01/12/13 OPTION FSA FSA
36	OPTION DESCRIPTION SLAB FOUNDATION STEMWALL SLAB	

NVR
NVR, Inc.
Architectural Services
Architects
21 Byrns Court, Suite A
Frederick, MD 21702

SHEET NO. A-3	DRAWING TITLE VENICE FOUNDATION PLANS	SET NO. VNG00 VERSION 05 DRAWN BY ELH DATE: 01/12/13 OPTION FSA FSA
36	OPTION DESCRIPTION SLAB FOUNDATION STEMWALL SLAB	



NOTES.

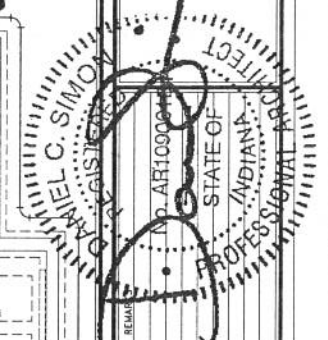
1. SLAB FOUNDATION SHOWN WITH OPTIONAL MASONRY STEMMALL "FSM". LAYOUT AND DIMENSIONS WILL REMAIN THE SAME WITH OPTIONAL MONOLITHIC POUR "FSM".
2. PLUMBING LAYOUT WILL REMAIN THE SAME WITH ALL ELEVATION / GARAGE OPTIONS, UNLESS OTHERWISE NOTED



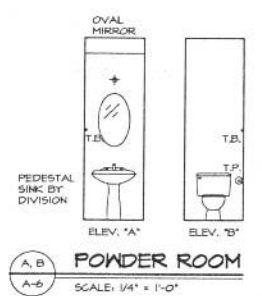
NOTE:
PLUMBING LAYOUT WILL REMAIN THE SAME
WITH ALL ELEVATION / GARAGE OPTIONS,
UNLESS OTHERWISE NOTED



NOTE:
PLUMBING LAYOUT WILL REMAIN THE SAME
WITH ALL ELEVATION / GARAGE OPTIONS,
UNLESS OTHERWISE NOTED

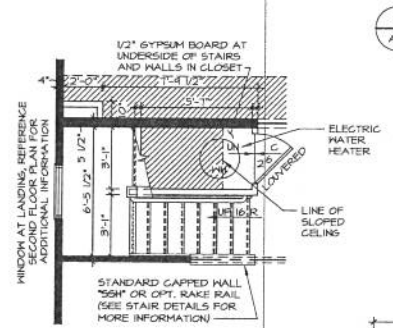


SHEET NO. A-4	JOB TITLE VENICE	DRAWING TITLE PLUMBING LAYOUT	SET NO. VN-00		NVR, INC. ARCHT. & ENGINEERING 21 BROADWAY, SUITE 4 FREDERICK, MD 21702	REV. NO.	DATE
			VERSION 05			1 5/7/15	1 5/7/15
OPTION DESCRIPTION	OPTION	DATE: 5/7/15					
42.1							



POWDER ROOM

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

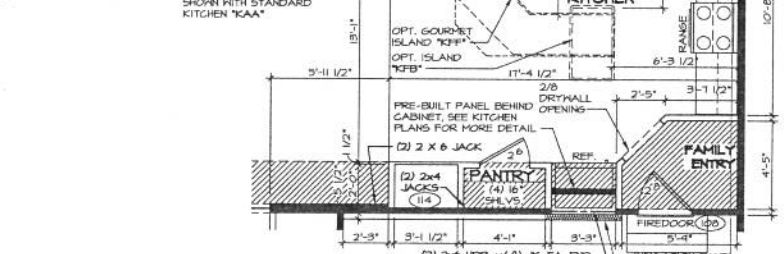
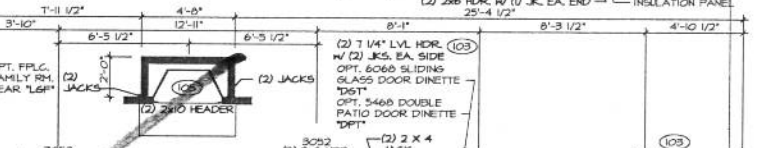
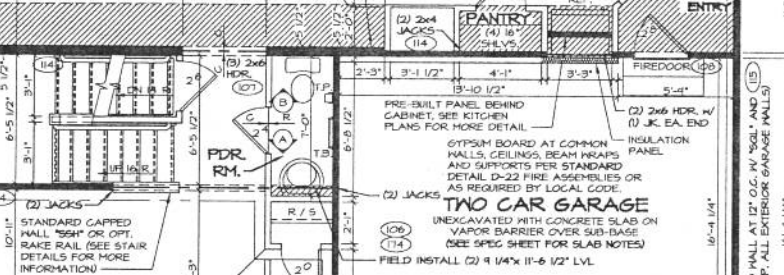
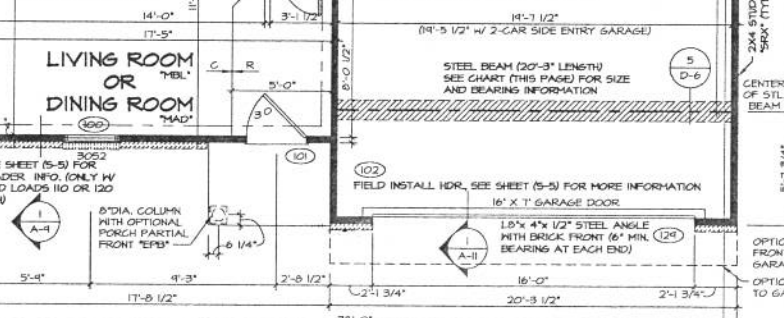


FIRST FLOOR PARTIAL

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

FIRST FLOOR PARTIAL

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



FIRST FLOOR PLAN

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

GARAGE STEEL BEAM CHART

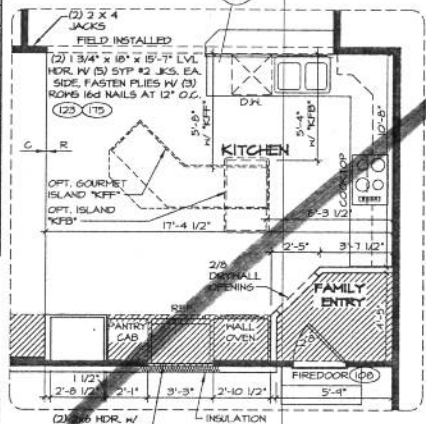
ENGINEERING	STEEL BEAM	(R1) BEARING	(R2) BEARING
(10)	W12x30	(6) SYP#2 JACKS	3"9 SCL 40 STEEL COLUMN "FBA" = 4'-0 1/4" HGT. "TCA" = 8'-10 3/4" HGT. "TSA" = 7'-11 1/4" HGT.
(10)	W12x30	(6) SYP#2 JACKS	3"9 SCL 40 STEEL COLUMN "FBA" = 4'-0 1/4" HGT. "TCA" = 8'-10 3/4" HGT. "TSA" = 7'-11 1/4" HGT.
(10)	W12x35	(6) SYP#2 JACKS	3"9 SCL 40 STEEL COLUMN "FBA" = 4'-0 1/4" HGT. "TCA" = 8'-10 3/4" HGT. "TSA" = 7'-11 1/4" HGT.
(10)	W12x40	(6) SYP#2 JACKS	3"9 SCL 40 STEEL COLUMN "FBA" = 4'-0 1/4" HGT. "TCA" = 8'-10 3/4" HGT. "TSA" = 7'-11 1/4" HGT.

LVL FASTENING SCHEDULE:

- (3) 1 3/4" x 16" LVL FASTEN W/ (3) RING OF 16d NAILS AT 12" O.C. EACH SIDE
- (3) 1 3/4" x 18" LVL FASTEN W/ (3) RING OF 16d NAILS AT 12" O.C. EACH SIDE
- (3) 1 3/4" x 20" LVL FASTEN W/ (4) RING OF 16d NAILS AT 12" O.C. EACH SIDE

SIDE ENTRY GARAGE DOOR HDR

ENGINEERING	LVL. HEADER	(R1) BRG. (FRONT)	(R2) BRG. (REAR)
(12)	(3) 1 3/4" x 16"	(4) SYP#2 JACKS	(2) JACKS
(12)	(3) 1 3/4" x 18"	(4) SYP#2 JACKS	(2) JACKS
(12)	(3) 1 3/4" x 20"	(4) SYP#2 JACKS	(2) JACKS



STRUCTURAL 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 4" AND ALL INTERIOR WALLS TO 3 1/2", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILING.
- SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.

(X) ENGINEERING PAGE NUMBER

FIRST FLOOR PARTIAL

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

UPGRADE KITCHEN "KAF" W/ MORNING RM. "MAA"

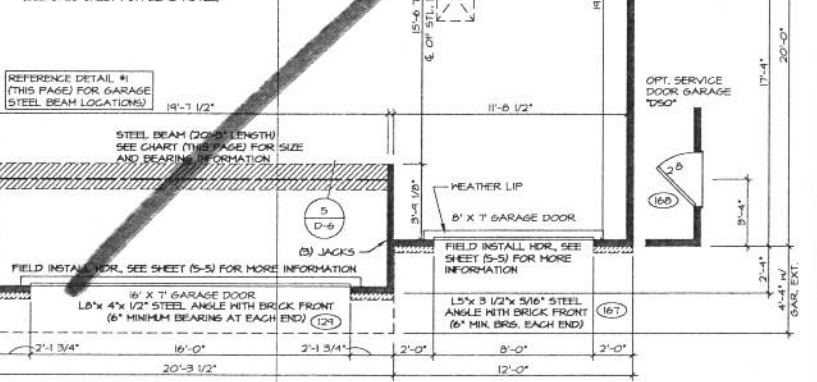
FIRST FLOOR PARTIAL

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

UPGRADE KITCHEN "KAF" W/ NO MORNING RM. "ZLC"

THREE CAR GARAGE

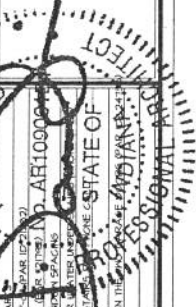
UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)



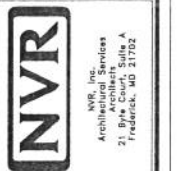
FIRST FLOOR PARTIAL

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

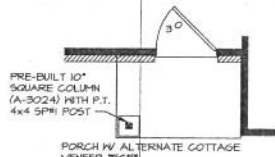
3-CAR FRONT ENTRY GARAGE "SCF"



REV. NO.	DATE	DESCRIPTION
1	01/18/13	ISSUED FOR PERMIT
2	01/18/13	ISSUED FOR PERMIT
3	01/18/13	ISSUED FOR PERMIT
4	01/18/13	ISSUED FOR PERMIT
5	01/18/13	ISSUED FOR PERMIT
6	01/18/13	ISSUED FOR PERMIT
7	01/18/13	ISSUED FOR PERMIT
8	01/18/13	ISSUED FOR PERMIT
9	01/18/13	ISSUED FOR PERMIT
10	01/18/13	ISSUED FOR PERMIT



MODEL: VENICE	SET NO. VNCOO
DRAWING TITLE: FIRST FLOOR PLAN	VERSION 03
SHEET NO. A-6	DRAWN BY: ELH
	DATE: 01/18/13
	OPTION
	OPTION DESCRIPTION
	43



ELEVATION 'L'
TEL'

ELEVATION 'L'
TEL'

ELEVATION 'L'
TEL'

ELEVATION 'K'
TEL'

ELEVATION 'K'
TEL'

ELEVATION 'C'
TEL'

ELEVATION 'C'
TEL'

ELEVATION 'C'
TEL'

ELEVATION 'C'
TEL'

ELEVATION 'B'
TEL'

ELEVATION 'B'
TEL'

STRUCTURAL LEGEND	
	2x6 BLOCKING
	2x6 BLOCKING (2x4 TYP.)
	LAMINATED WOOD COLUMN
	INDICATES BEARINGS FROM POINT-LOAD ABOVE
	REINFORCEMENT ADDED AT POINT-LOADS FROM ABOVE OR PER ENGINEERING, QUANTITY/SIZING VARIES PER DESIGN

STEEL COLUMN CHART	
STEEL BEAM	COLUMN HEIGHT
M2x30	3" SCL. 40 STEEL COLUMN TBA* = 9'-0" U/S HGT. TGA* = 8'-10" U/S HGT. TSA* = 7'-11" U/S HGT.
M2x35	3" SCL. 40 STEEL COLUMN TBA* = 9'-0" U/S HGT. TGA* = 8'-10" U/S HGT. TSA* = 7'-11" U/S HGT.
M2x40	3" SCL. 40 STEEL COLUMN TBA* = 9'-0" U/S HGT. TGA* = 8'-10" U/S HGT. TSA* = 7'-11" U/S HGT.

NOTE:
(R2) BEARINGS WITH 2-CAR SIDE ENTRY GARAGE 'SCC' TO BE (5) CRIPPLES WITH ALL OPTION COMBINATIONS

- STRUCTURAL 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 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILING.
 - SEE "DRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- (X) ENGINEERING PAGE NUMBER

PARTIAL FIRST FLOOR PLANS

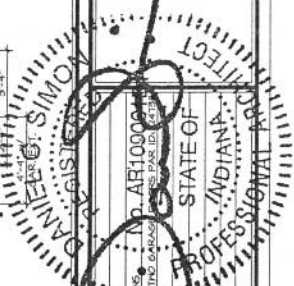
SCALE: 1/4" = 1'-0"

REFERENCE FIRST FLOOR PLAN (A-6) FOR OPT. 2-CAR SIDE ENTRY GARAGE PARTIAL, TYPICAL FOR ALL ELEVATIONS

PARTIAL FIRST FLOOR PLANS

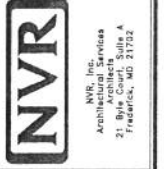
SCALE: 1/4" = 1'-0"

3-CAR FRONT ENTRY GARAGE 'SCC'



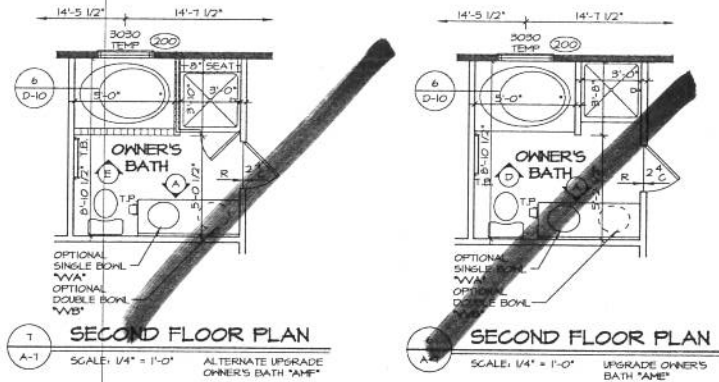
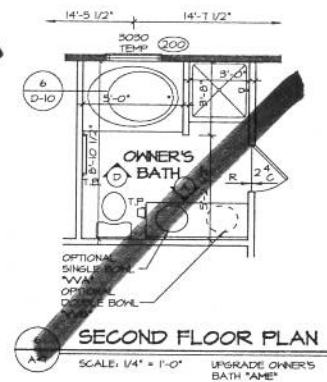
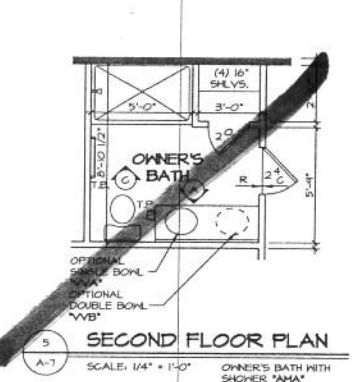
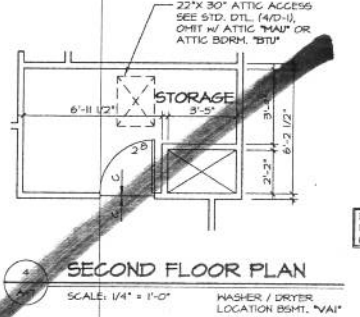
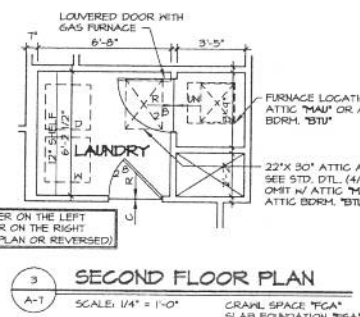
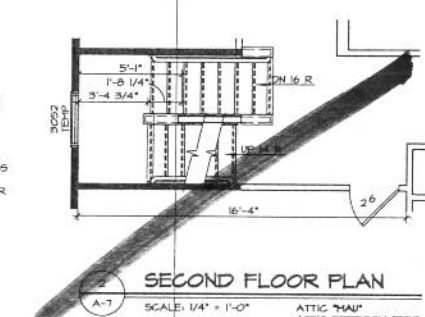
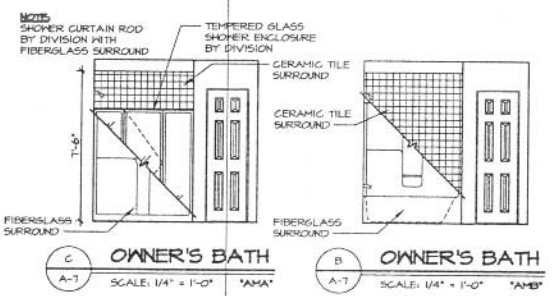
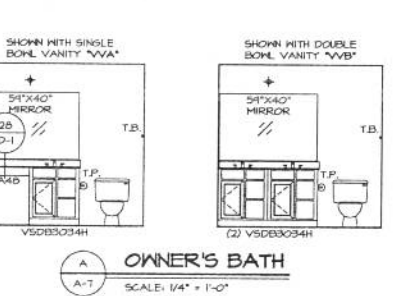
REV.	NO.	DATE	DESCRIPTION
1	1	07/09/11	ISSUED FOR PERMIT
2	2	07/09/11	ISSUED FOR PERMIT
3	3	07/09/11	ISSUED FOR PERMIT

NVR, Inc. is hereby certifying that the undersigned is a duly licensed and registered professional engineer in the State of Indiana, and that the design and construction of the project shown on these plans are in accordance with the provisions of the Indiana Engineering Code, and that the design and construction of the project shown on these plans are in accordance with the provisions of the Indiana Engineering Code, and that the design and construction of the project shown on these plans are in accordance with the provisions of the Indiana Engineering Code.

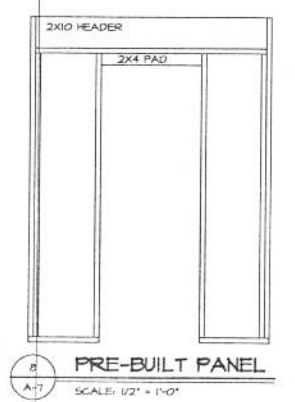


MODEL NO. VNC000	DATE: 2/5/13	OPTION: ELEV. ELC, ELL
DRAWING TITLE: FIRST FLOOR PLAN ELEVATIONS		
SHEET NO. A-6b		45

3-DWG: 01/09/11 VNC000_02 (PLOT) - 07/09/11 - 7:57 am



- STRUCTURAL 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 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILING.
 - SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.



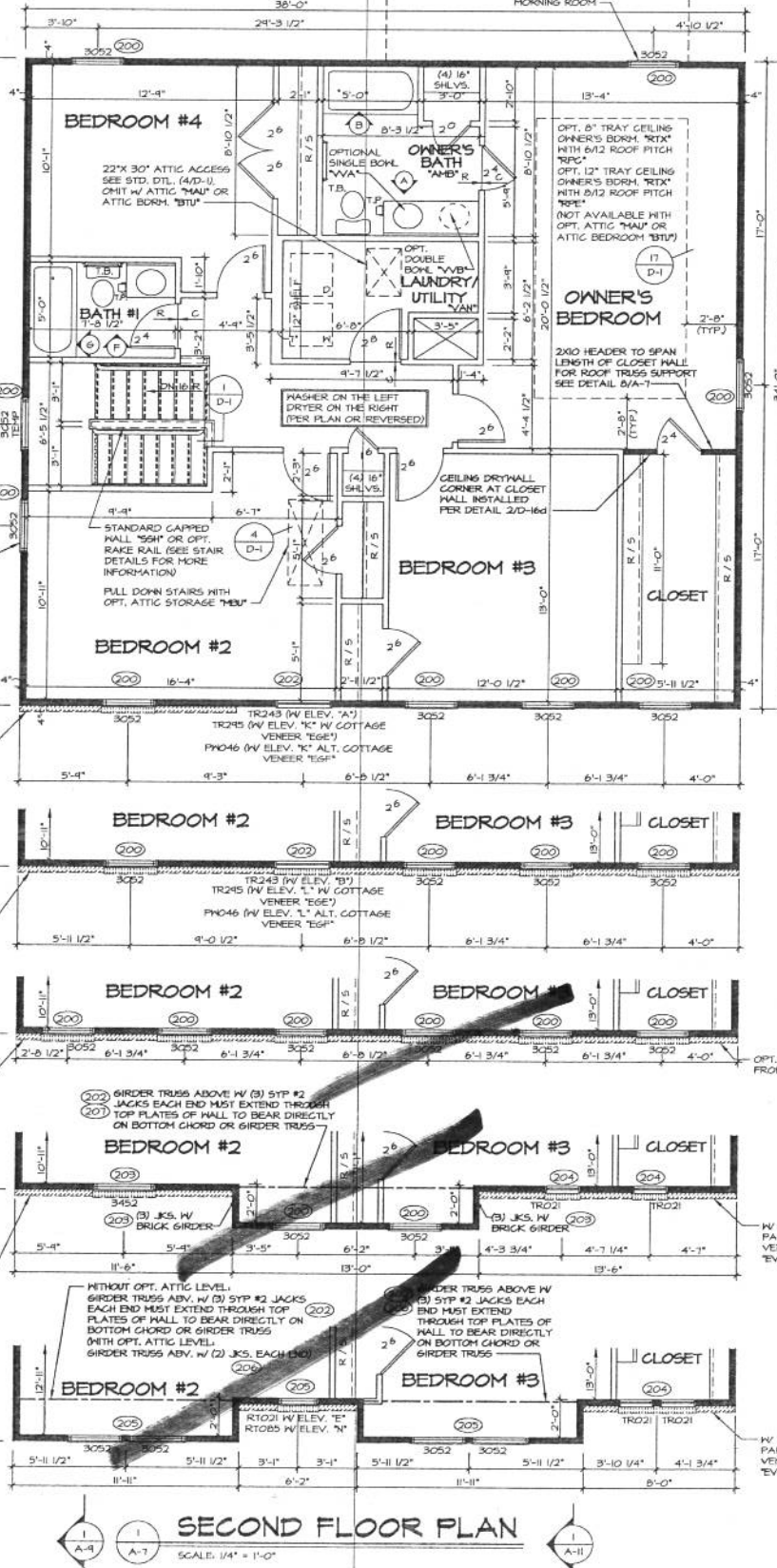
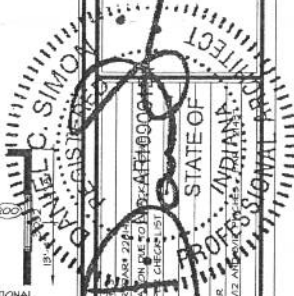
ELEVATION "A"
"ELA"
ELEVATION "K"
"ELK"

ELEVATION "B"
"ELB"
ELEVATION "L"
"ELL"

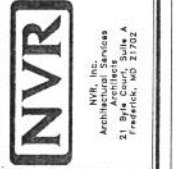
ELEVATION "C"
"ELC"
ELEVATION "M"
"ELM"

ELEVATION "D"
"ELD"
ELEVATION "N"
"ELN"

ELEVATION "E"
"ELE"
ELEVATION "O"
"ELO"



REV. NO.	DATE	DESCRIPTION
1	3/24/14	ISSUED PER APPROVAL OF NVR, INC.
2	3/24/14	ISSUED PER APPROVAL OF NVR, INC.
3	3/24/14	ISSUED PER APPROVAL OF NVR, INC.
4	3/24/14	ISSUED PER APPROVAL OF NVR, INC.
5	3/24/14	ISSUED PER APPROVAL OF NVR, INC.
6	3/24/14	ISSUED PER APPROVAL OF NVR, INC.
7	3/24/14	ISSUED PER APPROVAL OF NVR, INC.
8	3/24/14	ISSUED PER APPROVAL OF NVR, INC.
9	3/24/14	ISSUED PER APPROVAL OF NVR, INC.
10	3/24/14	ISSUED PER APPROVAL OF NVR, INC.

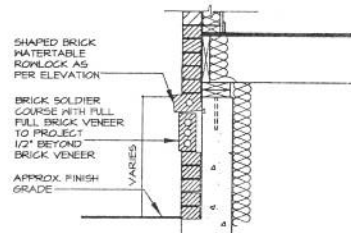


MODEL NO. VNC00	DATE: 01/15/13
VERSION G5	OPTION
DRAWN BY: ELH	
CHECKED BY: ELH	
DATE: 01/15/13	
PROJECT NO. VNC00-05-PH2.dwg	
SHEET NO. A-7	47

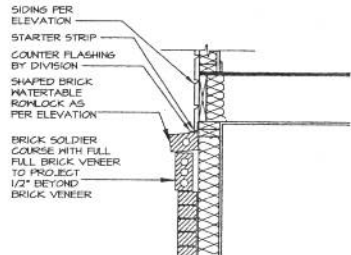


EA/NE/SE-11107
EA/NE/SE-11118
EA/NE/SE-11171

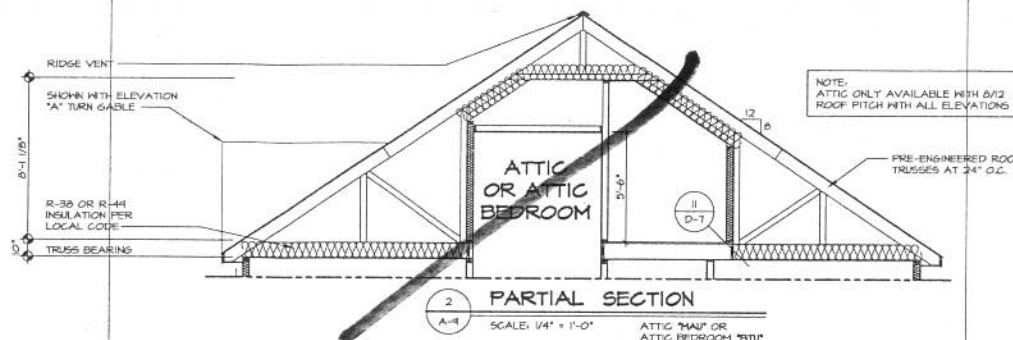
3 TRUSS MODIFICATION DETAIL
SCALE: 1/4" = 1'-0"
ATTIC "MA" OR ATTIC BEDROOM "BTU"



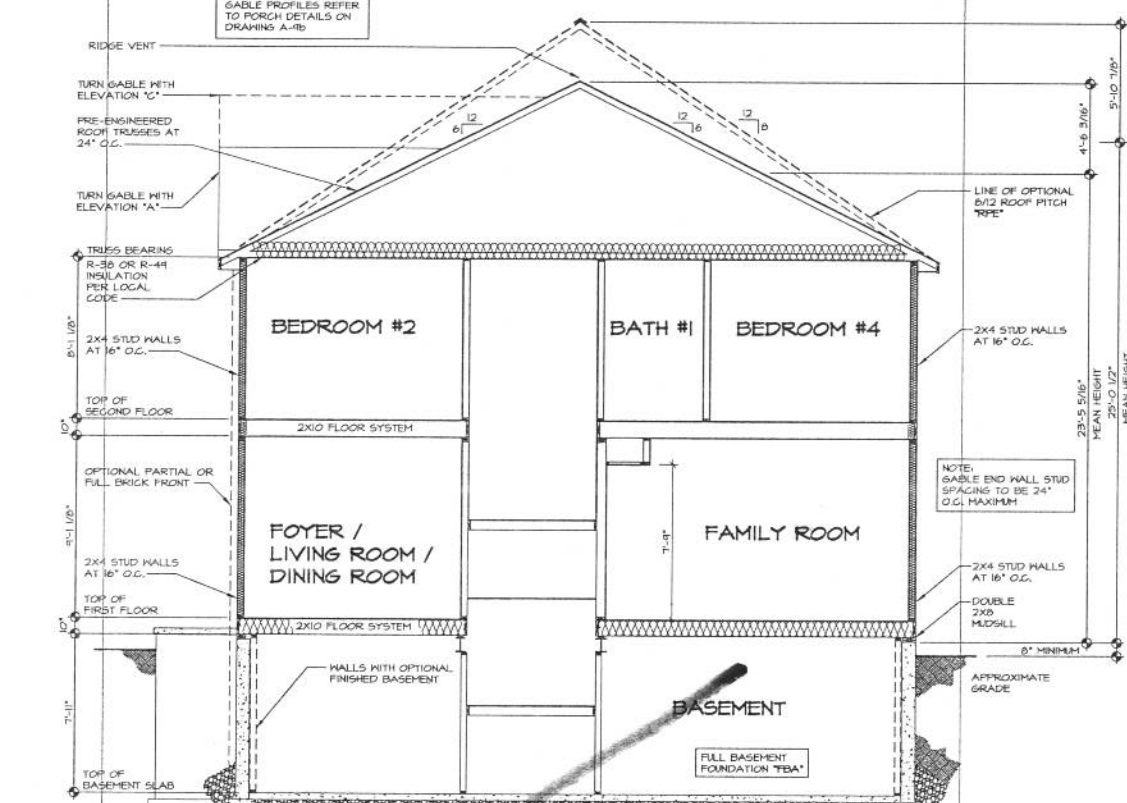
A BRICK WATERTABLE DETAIL
SCALE: 3/4" = 1'-0"
ELEV. "A" W/ OPT. PARTIAL BRICK VENEER "ELA" W/ "EVM"
ELEV. "C" W/ OPT. PARTIAL BRICK VENEER "ELC" W/ "EVM"
ELEV. "C" W/ OPT. FULL BRICK VENEER "ELC" W/ "EVA"



B BRICK WATERTABLE DETAIL
SCALE: 3/4" = 1'-0"
ELEV. "B" W/ OPT. PARTIAL BRICK VENEER "ELB" W/ "EVM"

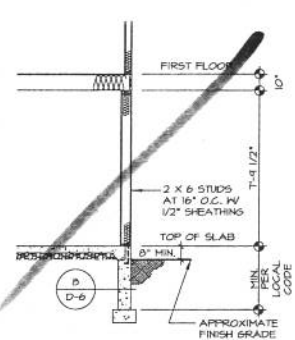


2 PARTIAL SECTION
SCALE: 1/4" = 1'-0"
ATTIC "MA" OR ATTIC BEDROOM "BTU"

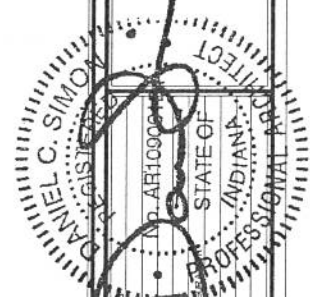


1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

NOTE:
8/12 ROOF PITCH IS STANDARD W/ ELEVATIONS "A", "B", "C", "K" AND "L"
8/12 ROOF PITCH IS OPTIONAL W/ ELEVATIONS "A", "B", "C", "K" AND "L"
8/12 ROOF PITCH IS STANDARD W/ ELEVATIONS "D", "E", "H" AND "N"



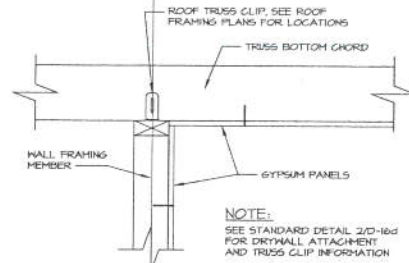
4 PARTIAL BUILDING SECTION
SCALE: 1/4" = 1'-0"
OPT. FOUNDATION REAR STUD WALL "TFA"



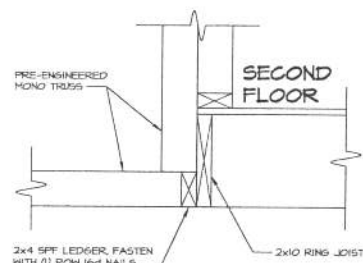
REV.	NO.	DATE	DESCRIPTION
1	1	07/09/14	ISSUED FOR PERMIT
2	2	07/09/14	REVISIONS
3	3	07/09/14	REVISIONS
4	4	07/09/14	REVISIONS
5	5	07/09/14	REVISIONS
6	6	07/09/14	REVISIONS
7	7	07/09/14	REVISIONS
8	8	07/09/14	REVISIONS



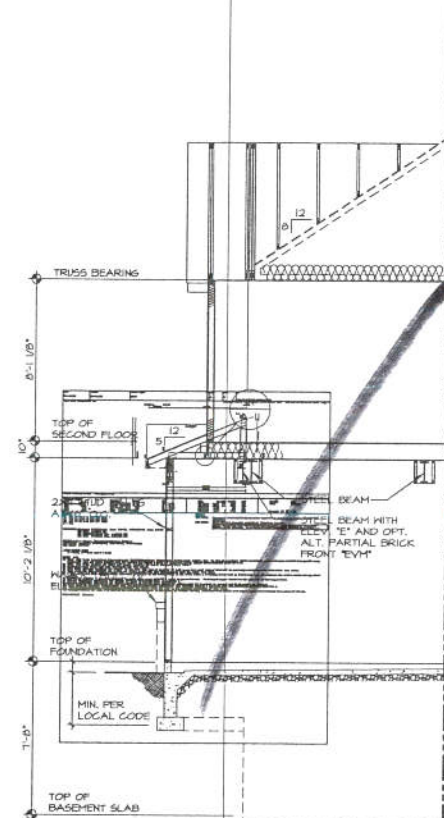
SET NO. VNC00	VERSION 05	DRAWN BY BDH	DATE: 01/15/13
DRAWING TITLE		OPTION	
SECTION THRU FOYER			
SHEET NO. A-9	OPTION DESCRIPTION		
50			



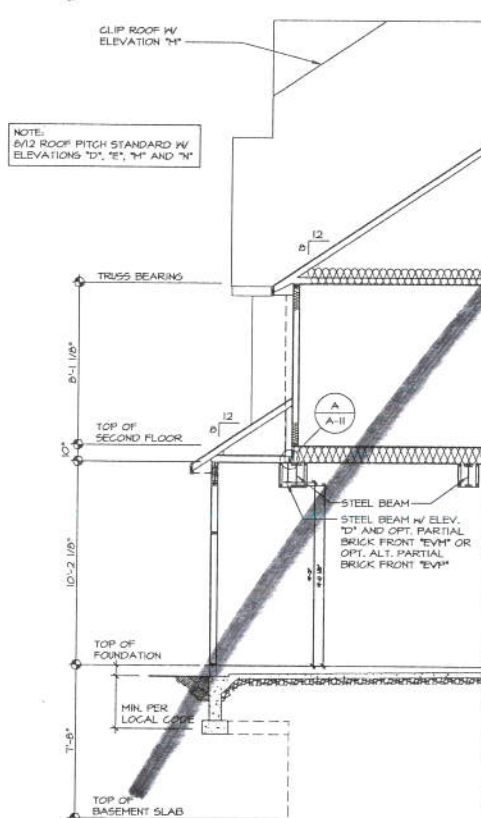
B FLOATING DRYWALL CORNER
SCALE: 1/2" = 1'-0"
AT OWNER'S BEDROOM CLOSET HALL



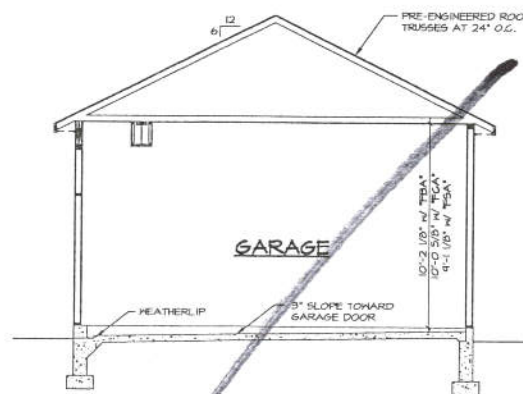
A LEDGER BOARD DETAIL
SCALE: 1/2" = 1'-0"



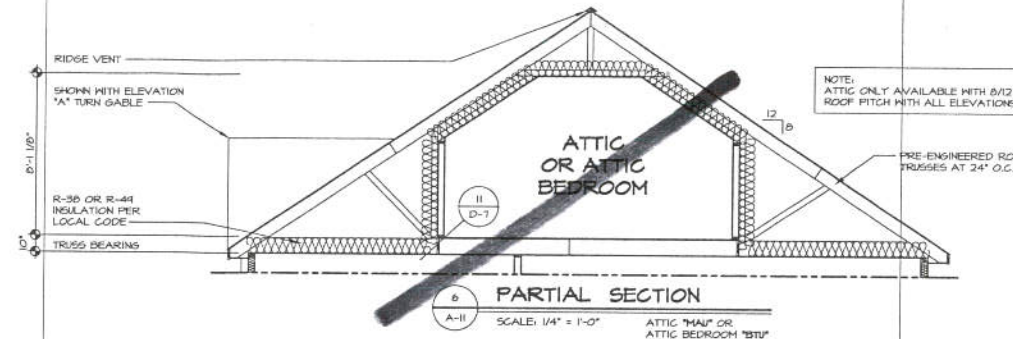
3 PARTIAL SECTION
SCALE: 1/4" = 1'-0"
ELEVATION 'E' AND 'N'



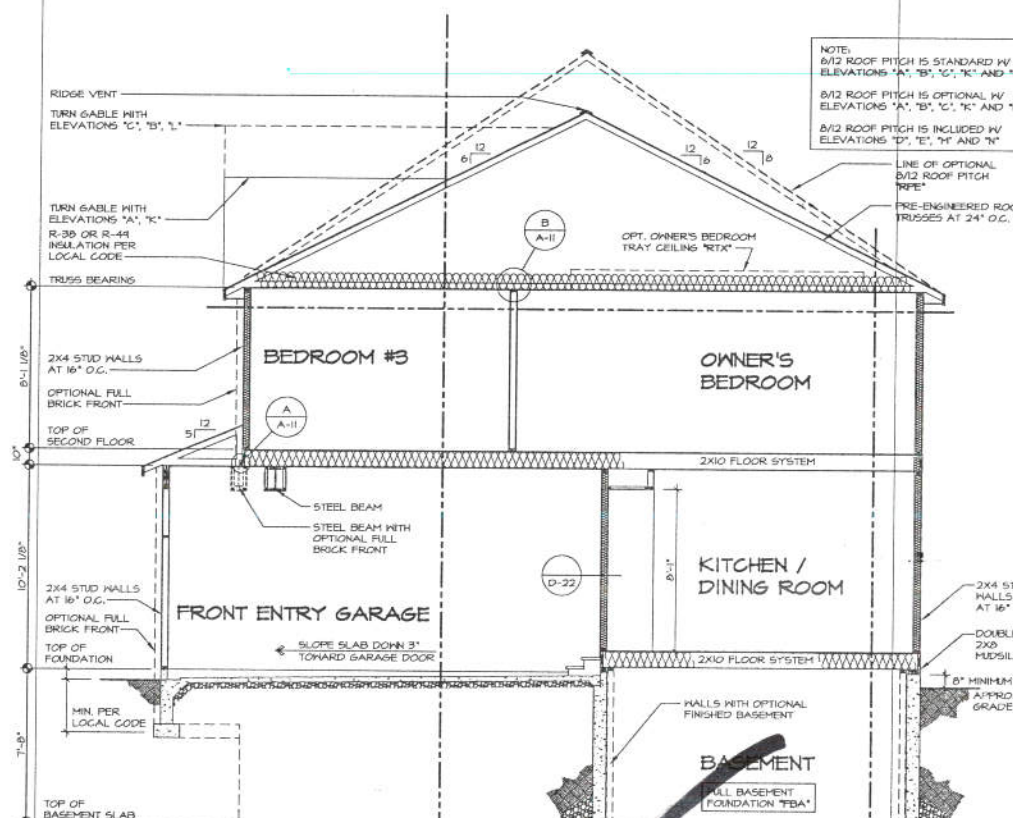
2 PARTIAL SECTION
SCALE: 1/4" = 1'-0"
ELEVATION 'D' AND 'M'



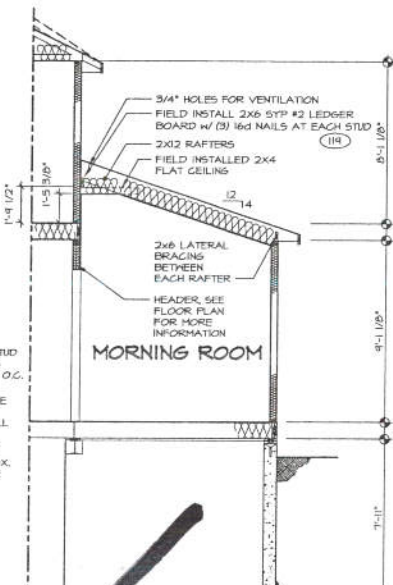
5 SECTION AT GARAGE
SCALE: 1/4" = 1'-0"
3-CAR FRONT ENTRY GARAGE



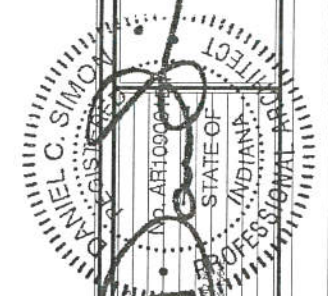
6 PARTIAL SECTION
SCALE: 1/4" = 1'-0"
ATTIC 'HALL' OR ATTIC BEDROOM 'BTR'



1 BUILDING SECTION THRU GARAGE
SCALE: 1/4" = 1'-0"
SHOWN WITH FRONT ENTRY GARAGE



4 PARTIAL SECTION
SCALE: 1/4" = 1'-0"
MORNING ROOM



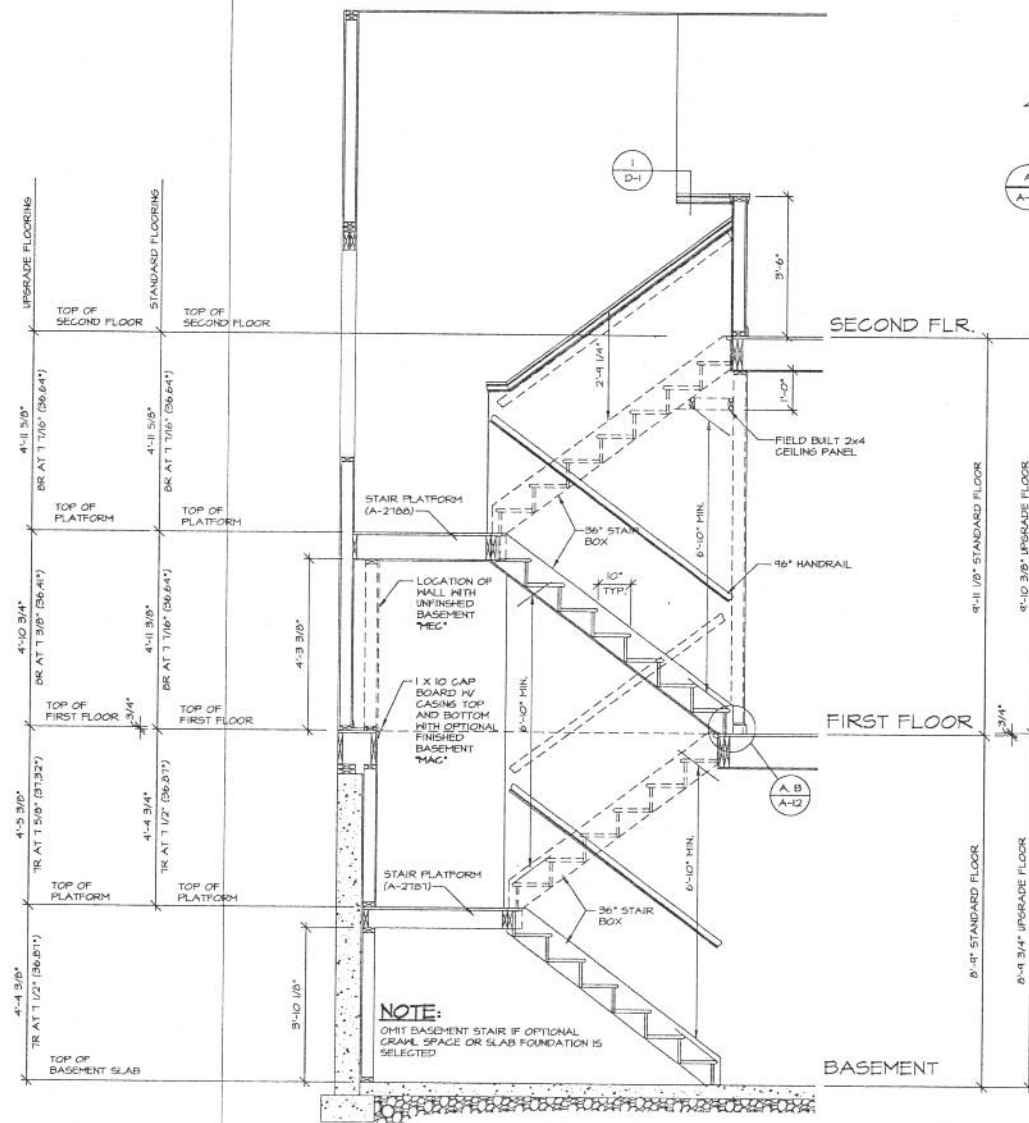
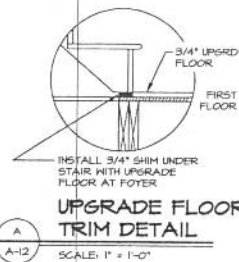
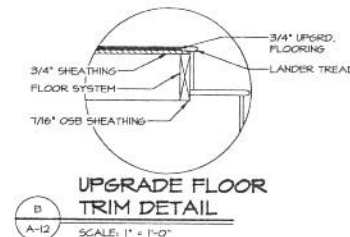
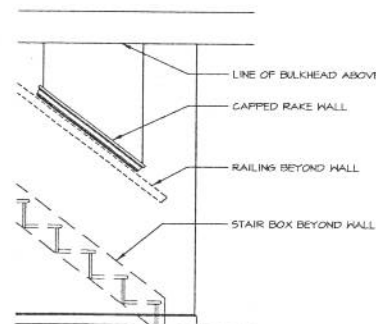
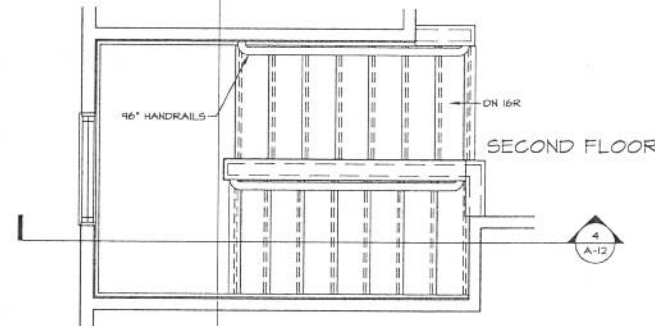
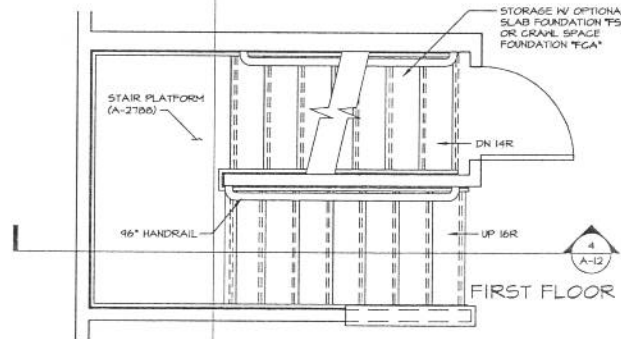
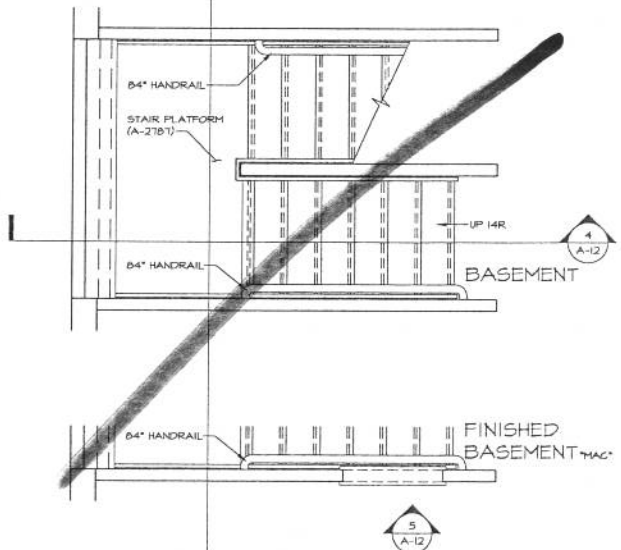
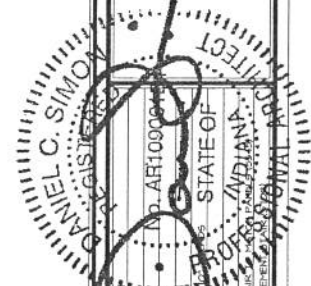
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SET NO. VN500
VERSION 05
DRAWN BY BDH
DATE: 01/15/13
OPTION

MODEL VENICE
DRAWING TITLE SECTION THRU GARAGE
OPTION DESCRIPTION NO GARAGE EXTENSION
SHEET NO. A-11
52

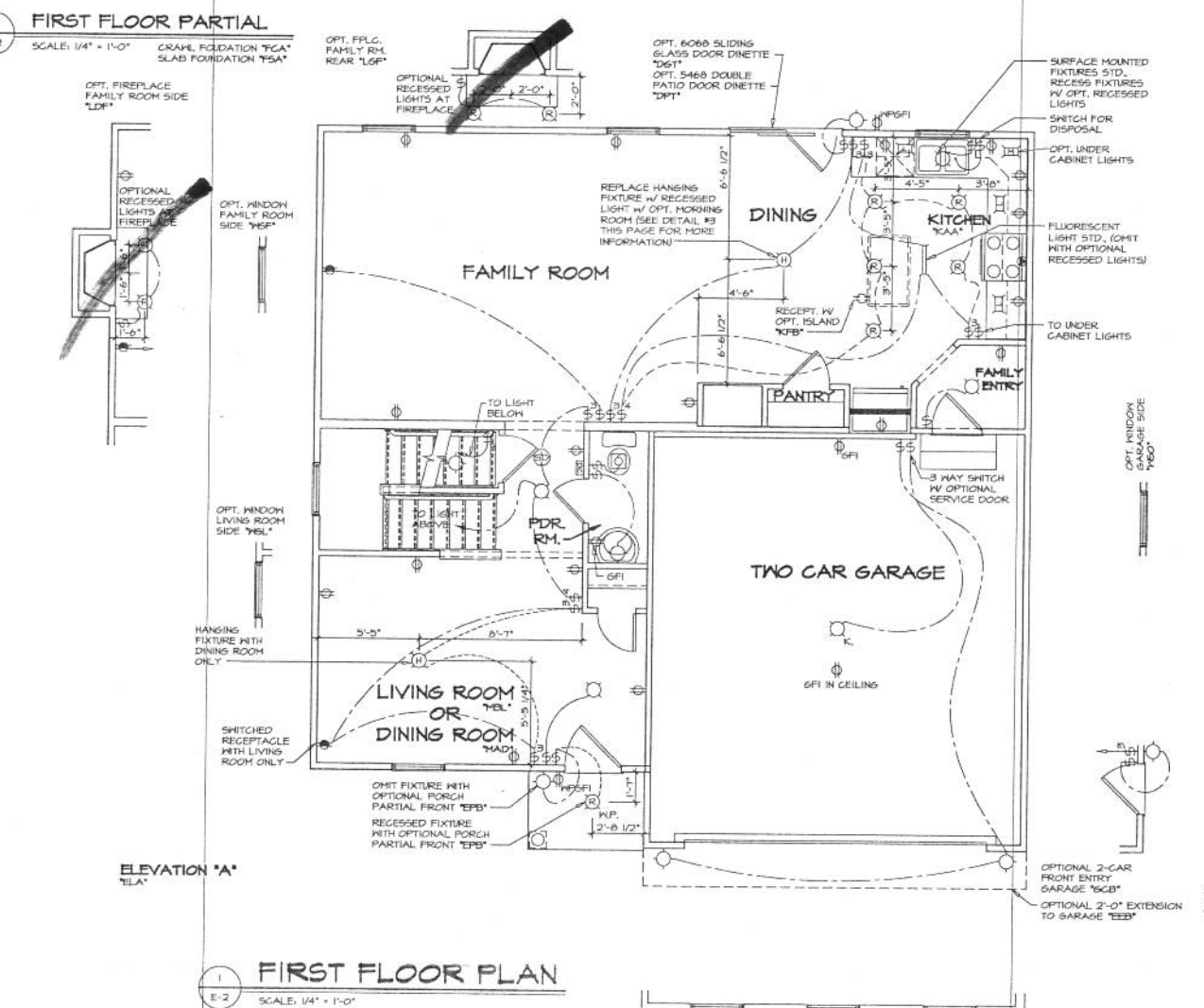
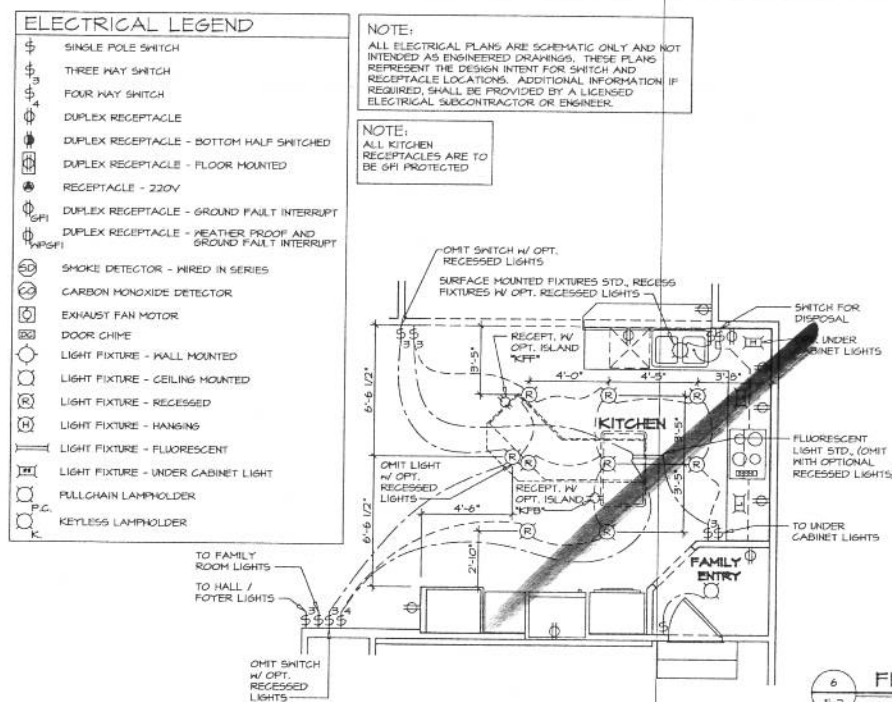
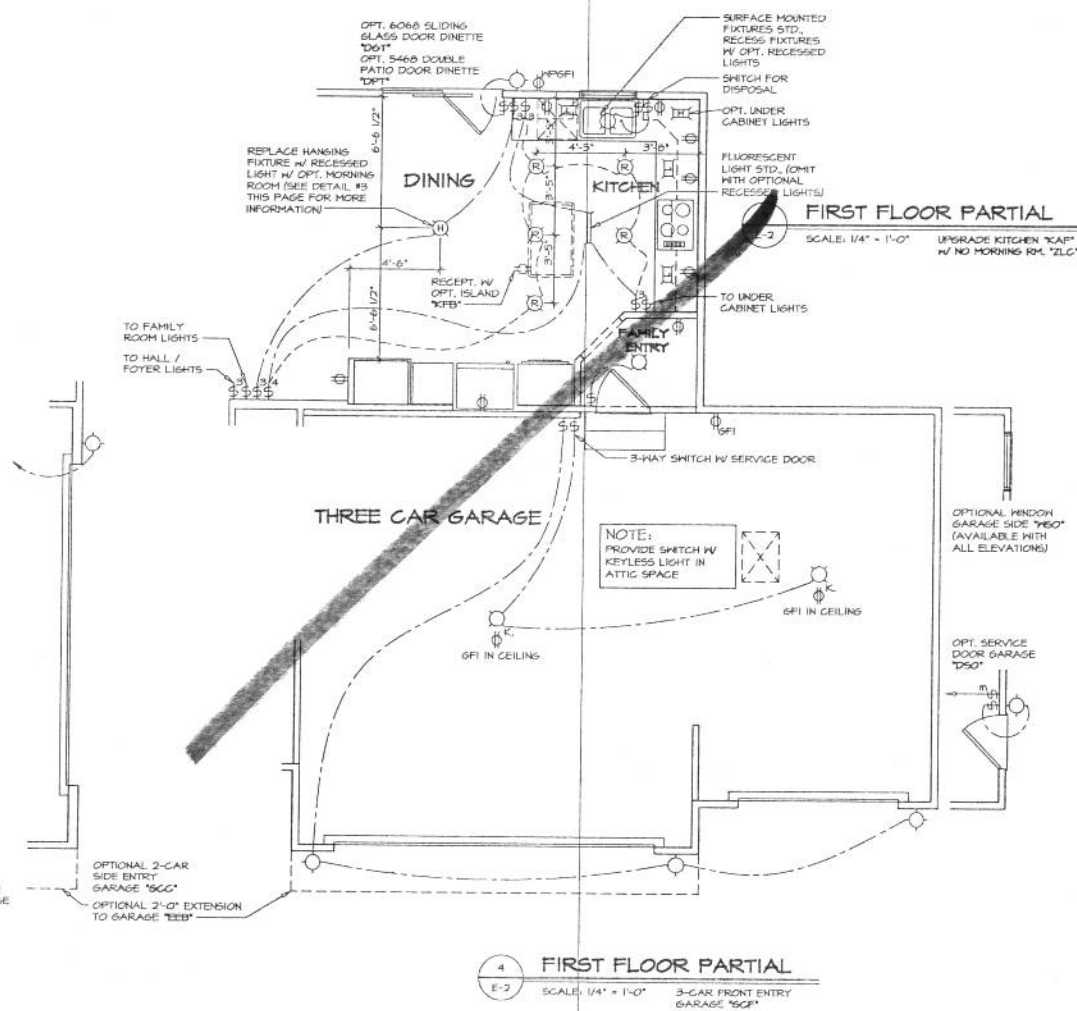
INDIANA DELEGATED ENGINEER - VN500-05-SECT1 GAR 4WD 07/09/14 - 7/28/17



REV. NO.	DATE	DESCRIPTION
1	6/26/01	ISSUED FOR PERMIT
2	7/25/02	ISSUED FOR PERMIT
3	7/25/02	ISSUED FOR PERMIT
4	7/25/02	ISSUED FOR PERMIT
5	7/25/02	ISSUED FOR PERMIT
6	7/25/02	ISSUED FOR PERMIT
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9	7/25/02	ISSUED FOR PERMIT
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11	7/25/02	ISSUED FOR PERMIT
12	7/25/02	ISSUED FOR PERMIT
13	7/25/02	ISSUED FOR PERMIT
14	7/25/02	ISSUED FOR PERMIT
15	7/25/02	ISSUED FOR PERMIT
16	7/25/02	ISSUED FOR PERMIT
17	7/25/02	ISSUED FOR PERMIT
18	7/25/02	ISSUED FOR PERMIT
19	7/25/02	ISSUED FOR PERMIT

SET NO. VNC00	VERSION 05	DRAWN BY ELH	DATE: 01/18/13	OPTION	SSH	ZKK
VENICE STAIR PLANS			OPTION DESCRIPTION			
PINE STAIR W/ CAPPED WALL			NO ATTIC			

J:\CADD\VENICE\VENICE_VNC00_05\STAIR.dwg 08/28/13 - 2:18 PM



ELECTRICAL LEGEND

- | | |
|---|--|
|  | SINGLE POLE SWITCH |
|  | THREE WAY SWITCH |
|  | FOUR WAY SWITCH |
|  | DUPLEX RECEPTACLE |
|  | DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED |
|  | DUPLEX RECEPTACLE - FLOOR MOUNTED |
|  | RECEPTACLE - 220V |
|  | DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT |
|  | DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT |
|  | SMOKE DETECTOR - WIRE IN SERIES |
|  | CARBON MONOXIDE DETECTOR |
|  | EXHAUST FAN MOTOR |
|  | DOOR CHIME |
|  | LIGHT FIXTURE - WALL MOUNTED |
|  | LIGHT FIXTURE - CEILING MOUNTED |
|  | LIGHT FIXTURE - RECESSED |
|  | LIGHT FIXTURE - HANGING |
|  | LIGHT FIXTURE - FLUORESCENT |
|  | LIGHT FIXTURE - UNDER CABINET LIGHT |
|  | PULL CHAIN LAMPHOLDER |
|  | KEYLESS LAMPHOLDER |

NOTE:
ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT
INTENDED AS ENGINEERED DRAWINGS. THESE PLANS
REPRESENT THE DESIGN INTENT FOR SWITCH AND
RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION IF
REQUIRED, SHALL BE PROVIDED BY A LICENSED
ELECTRICAL SUBCONTRACTOR OR ENGINEER.

NOTE:
ALL KITCHEN
RECEPTACLES ARE TO
BE GFI PROTECTED

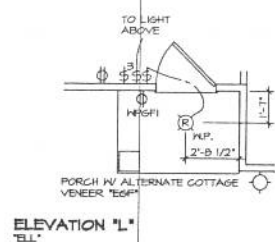
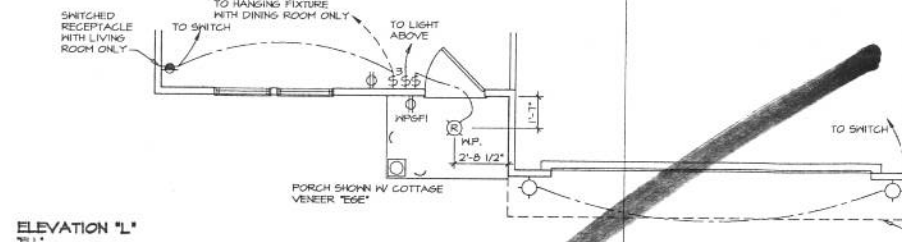
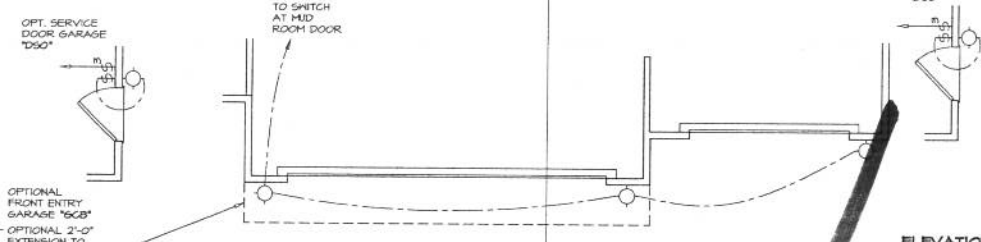
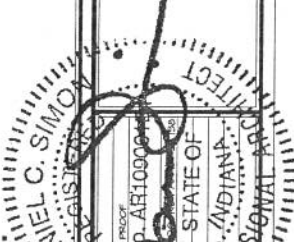
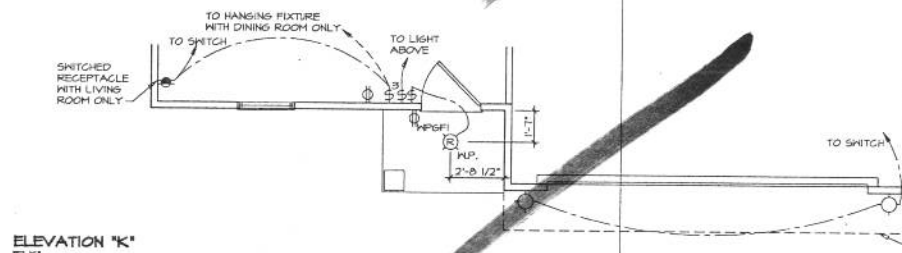
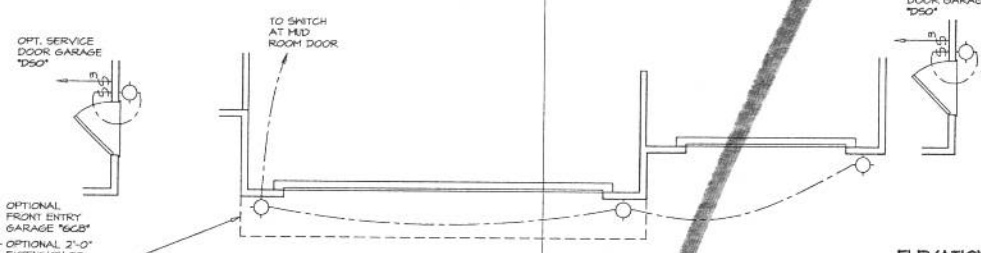
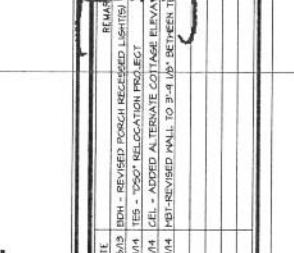
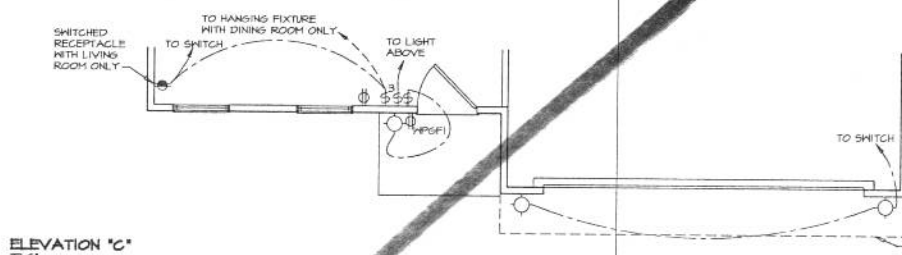
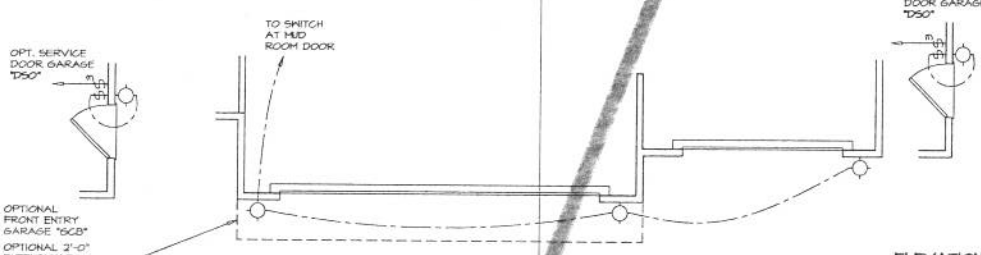
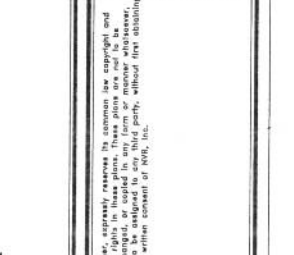
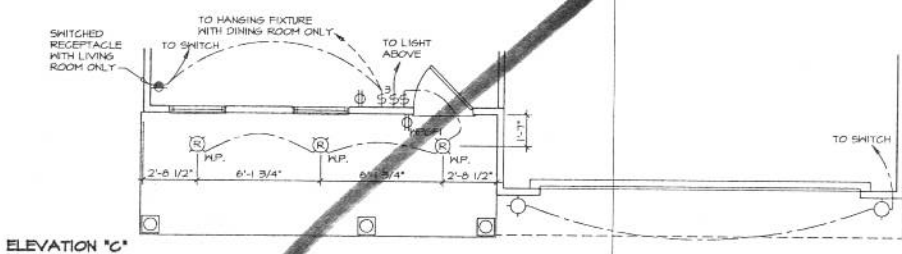
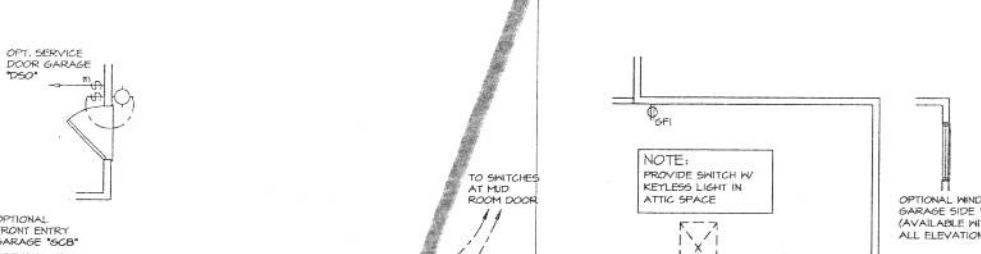
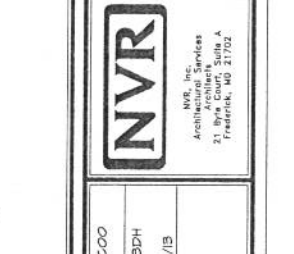
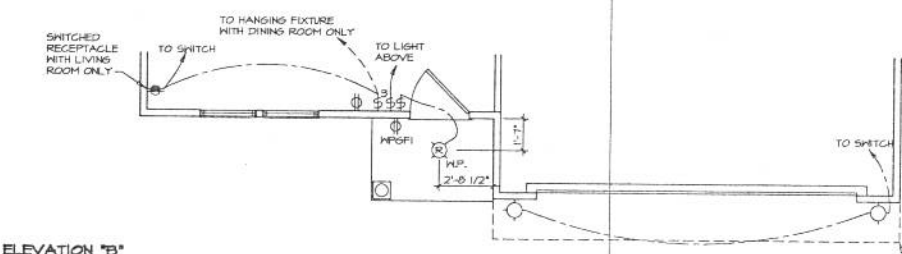
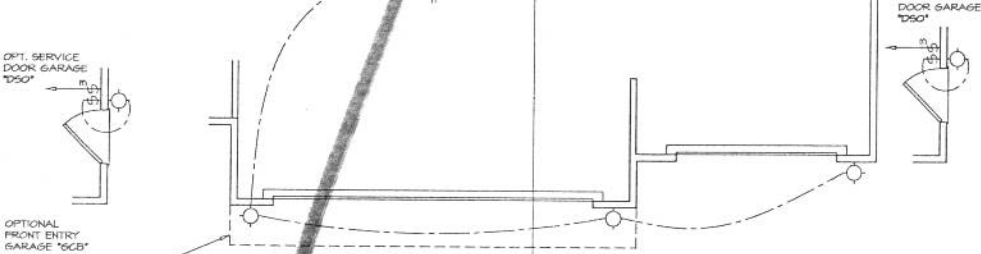
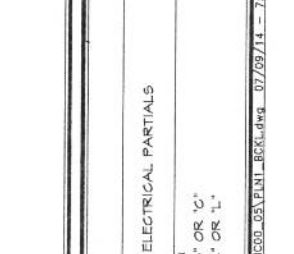
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21 Byle Court, Suite A

SHEET NO.	E-2	MODEL	SET NO. VINCIO
		VENICE	VERSION 05
		DRAWING TITLE	DRAWN BY BDH
		FIRST FLOOR ELECTRICAL PLAN	DATE: 2/1/19
		OPTION DESCRIPTION	OPTION

Two on detached Venice UNCOO CE BIN+ J... 10 SEP 1973

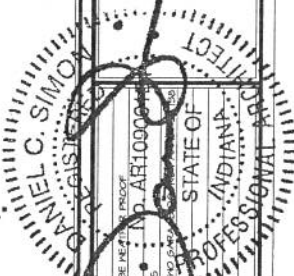


ELECTRICAL LEGEND	
⊕	SINGLE POLE SWITCH
⊕	THREE WAY SWITCH
⊕	FOUR WAY SWITCH
⊕	DUPLEX RECEPTACLE
⊕	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
⊕	DUPLEX RECEPTACLE - FLOOR MOUNTED
⊕	RECEPTACLE - 220V
⊕	DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT
⊕	DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT
⊕	SMOKE DETECTOR - WIRED IN SERIES
⊕	CARBON MONOXIDE DETECTOR
⊕	EXHAUST FAN MOTOR
⊕	DOOR CHIME
⊕	LIGHT FIXTURE - WALL MOUNTED
⊕	LIGHT FIXTURE - CEILING MOUNTED
⊕	LIGHT FIXTURE - RECESSED
⊕	LIGHT FIXTURE - HANGING
⊕	LIGHT FIXTURE - FLUORESCENT
⊕	LIGHT FIXTURE - UNDER CABINET LIGHT
⊕	PULLCHAIN LAMPHOLDER
⊕	KEYLESS LAMPHOLDER

NOTE:
ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.

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

2 PARTIAL FIRST FLOOR PLANS
SCALE: 1/4" = 1'-0"



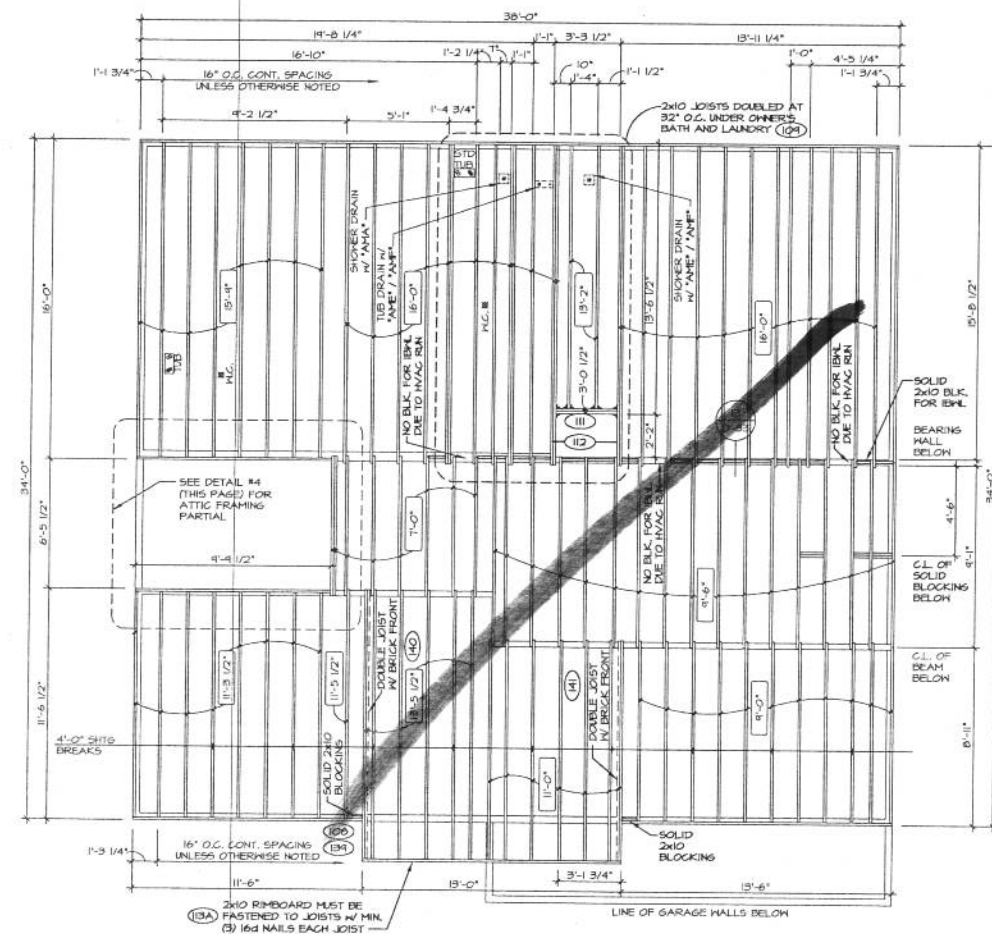
REV.	NO.	DATE	DESCRIPTION
1	4/20/13	10/1/13	REVISION - REVISED PORCH RECEPTACLE LOCATIONS
2	5/10/14	10/1/14	TEB - 1000' RELOCATION PRO. ECT
3	6/10/14	10/1/14	CEL - ADDED ALTERNATE COTTAGE ELEVATIONS
4	6/10/14	10/1/14	MBI-REVISED WALL TO 8'-4" HIGH BETWEEN THE TWO GARAGES



SHEET NO.	E-2b
MODEL	VENICE
SET NO.	VN000
VERSION	OS
DRAWN BY	BDH
DATE	2/5/13
OPTION	ELB, ELC, ELK, ELL
DRAWING TITLE	FIRST FLOOR ELECTRICAL PARTIALS
OPTION DESCRIPTION	ELEVATION 'B' OR 'C' OR 'K' OR 'L'
74	

3-D PLOT BY DETACHMENT VENICE - WNC60 - 05A UNIT - 800-400-0707/14 - 7357 gm

J:\Dwg\7\DETACHED\VENICE_VNC00_05_PLN2.dwg 07/09/14 - 7:57 am



Holdo

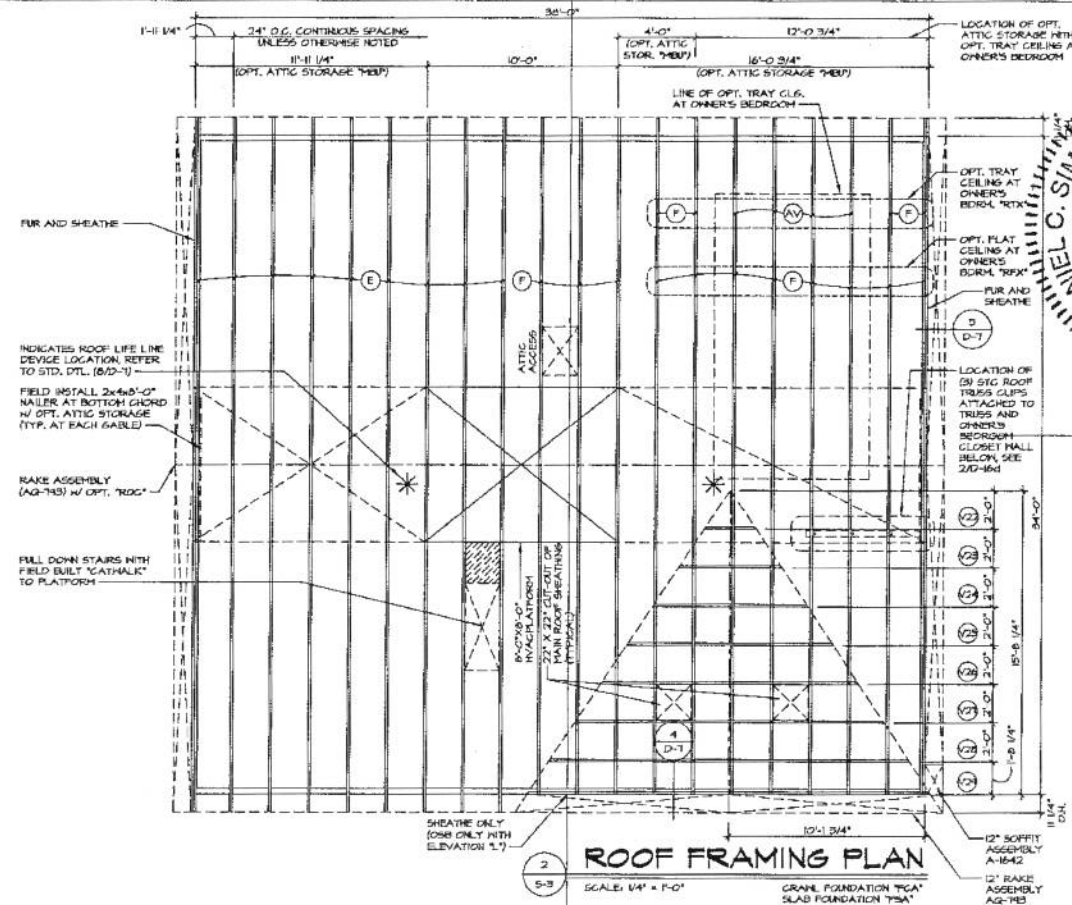
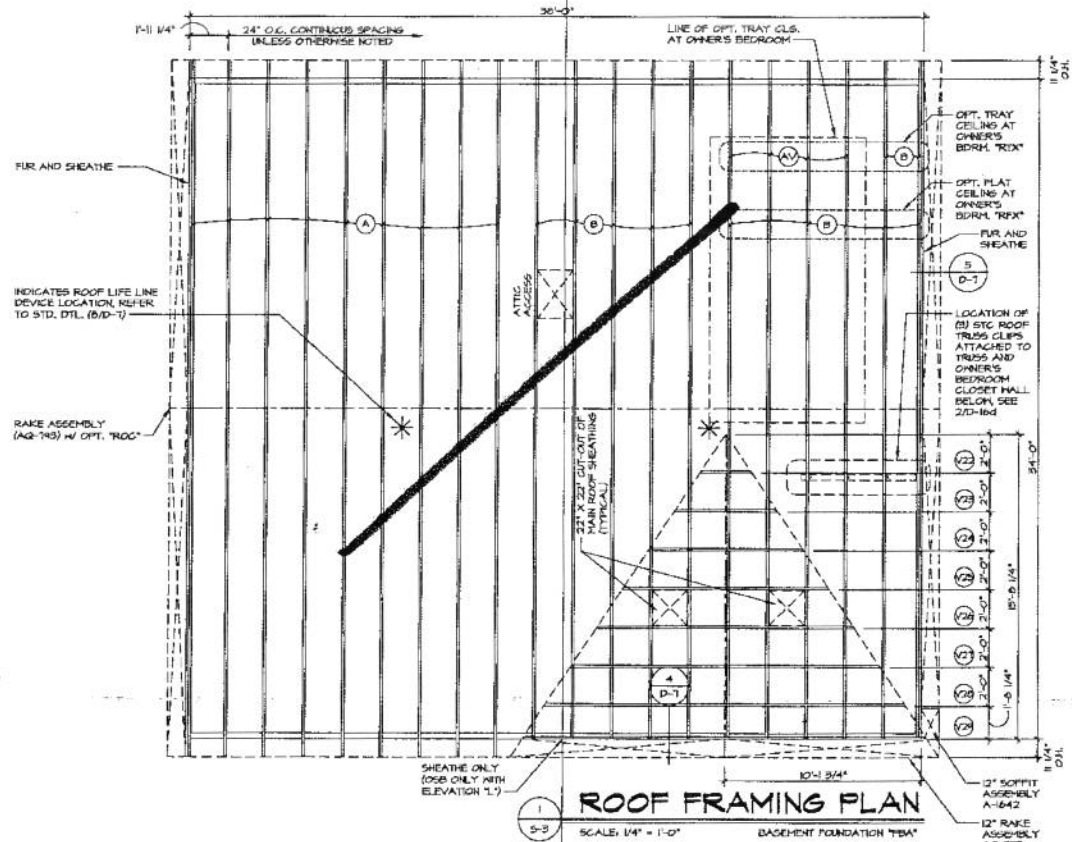
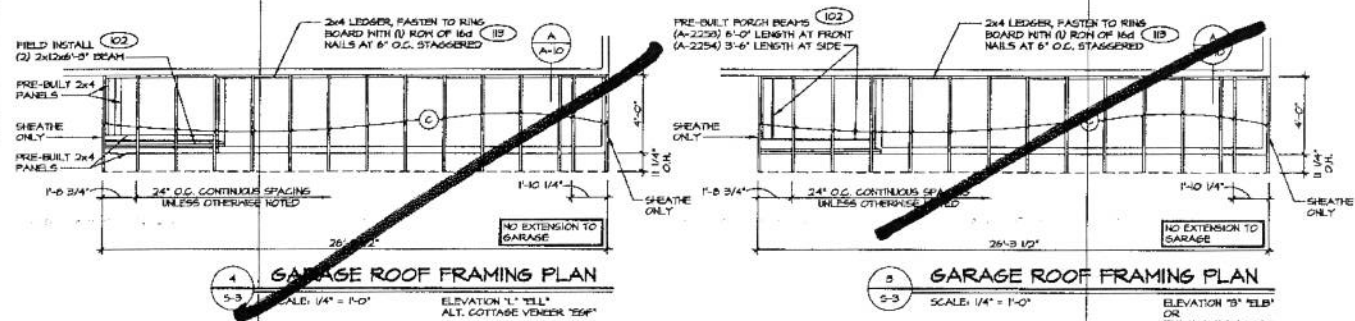
NOTE
FOR THE DOWN SCHEDULE SEE:
12 / D-16 W/ CORNERSTONE SPICES (SUS)
6 / D-16 W/ CORNERSTONE SPICES (SUS)

MISC. TRUSS SCHEDULE
FIREPLACE FAMILY ROOM REAR "L" 16"
OR FIREPLACE FAMILY ROOM SIDE "L" 16"
(4) EA / NE-40281

STRUCTURAL LEGEND	
(X)	ENGINEERING PAGE NUMBER
(1)	2x10 BLOCKING
(2)	2x10 BLOCKING
(3)	2x10 BLOCKING (2x10 TYP.)
(4)	LAMINATED WOOD COLUMN
(5)	INDICATES BEARING FROM POINT-LOAD ABOVE
(6)	REINFORCEMENT ADDED AT POINT-LOADS FROM ABOVE OR PER ENGINEERING. QUANTITY/SIZING VARIES PER DESIGN.

<div> <div> CONCRETE TRUSS 91326 34'-0" 91329 34'-0" 96646 4'-0" 97040 34'-0" 97041 34'-0" 11112 34'-0" </div> <div> TRUSS SCHEDULE </div> </div>							
A	EA	SE	NE	91326	34'-0"	6/12	COMMON
B	EA	SE	NE	91329	34'-0"	6/12	COMMON
C	EA	SE	NE	96646	4'-0"	5/12	SPECIAL
D	EA	SE	NE	97040	34'-0"	6/12	COMMON
E	EA	SE	NE	97041	34'-0"	6/12	COMMON
F	EA	SE	NE	11112	34'-0"	6/12	COMMON (TRAY)

VALLEY TRUSS SCHEDULE						
VT	VT	NT	01050	2'-0"	9-6/12	COMMON
VT	VT	NT	01051	5'-4"	9-6/12	COMMON
VT	VT	NT	01052	8'-0"	9-6/12	COMMON
VT	VT	NT	01053	10'-8"	9-6/12	COMMON
VT	VT	NT	01054	13'-4"	9-6/12	COMMON
VT	VT	NT	01055	16'-0"	9-6/12	COMMON
VT	VT	NT	01056	18'-8"	9-6/12	COMMON
VT	VT	NT	93122	20'-11"	9-6/12	COMMON



REVISIONS

REV.	DATE	DESCRIPTION
1	05/15/13	REVISED THE DOWN SCHEDULE
2	05/15/13	REVISED THE DOWN SCHEDULE
3	05/15/13	REVISED THE DOWN SCHEDULE
4	05/15/13	REVISED THE DOWN SCHEDULE

PROJECT INFORMATION

PROJECT: 13-000000
SHEET: S-3
DATE: 07/09/14
SCALE: 1/4\"/>

CLIENT

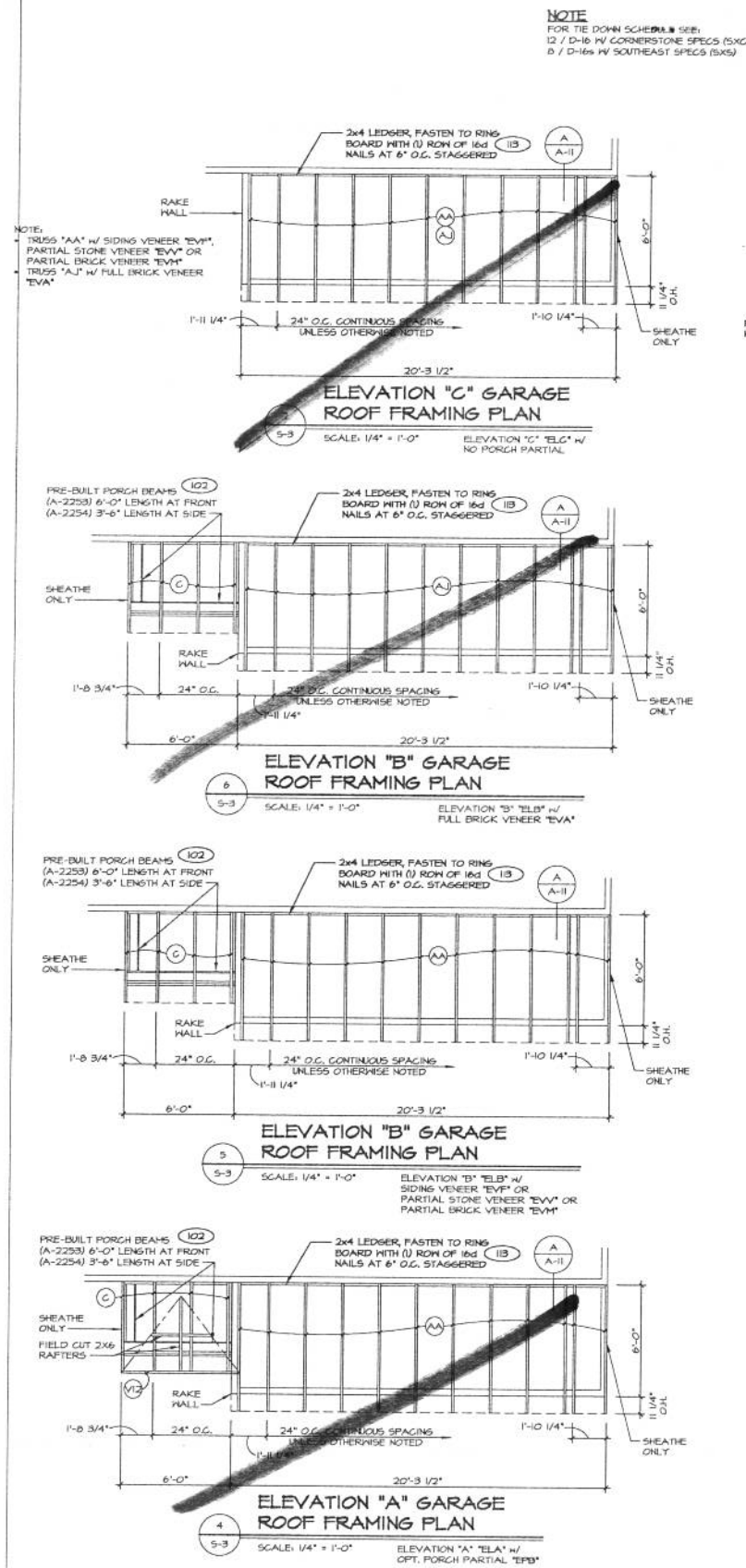
NAME: VENICE
ADDRESS: 21 Byle Court, Suite A
Frederick, MD 21702

DESIGNER

NAME: NVR
ADDRESS: 21 Byle Court, Suite A
Frederick, MD 21702

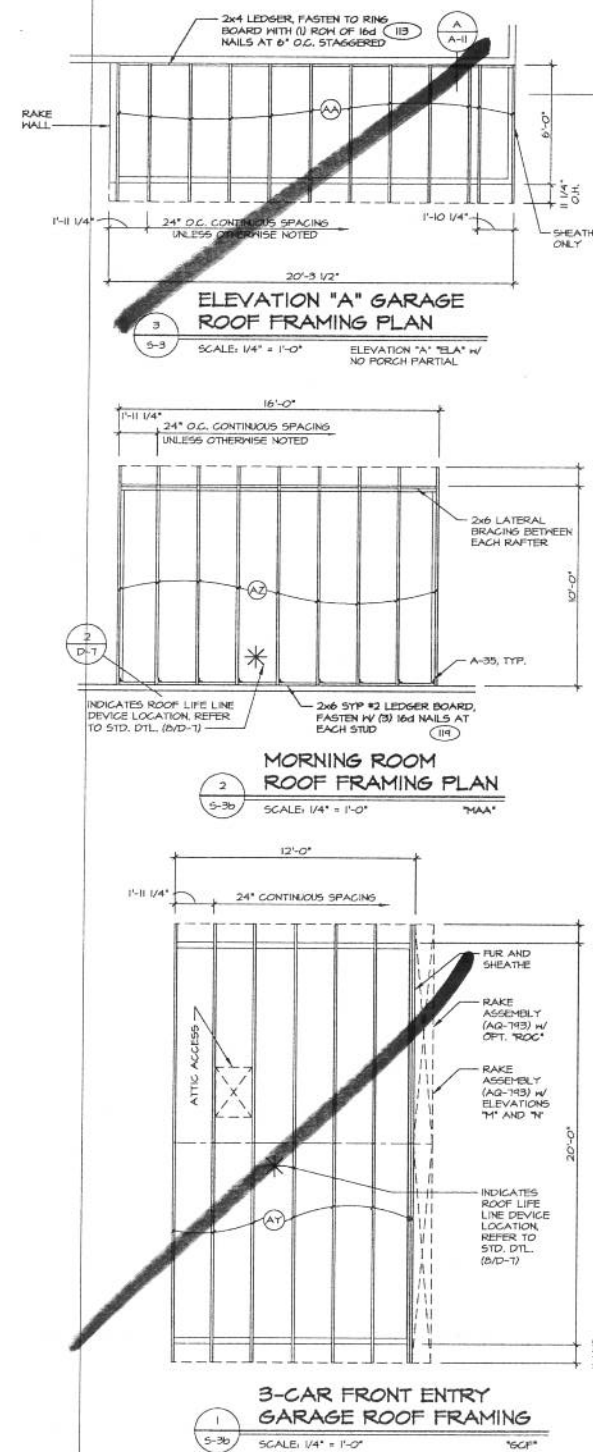
CONTRACTOR

NAME: VENICE
ADDRESS: 21 Byle Court, Suite A
Frederick, MD 21702



NOTE
FOR THE DOWN SCHEDULE SEE:
12 / D-16 W/ CORNERSTONE SPECS (5X5)
B / D-16s W/ SOUTHEAST SPECS (5X5)

CROSS SECTION	SOUTH SLOPE	NORTH SLOPE	HORIZONTAL SPAN				
(C)	EA	SE	NE	966'0"	4'-0"	5/12	SPECIAL
(N)	EA	SE	NE	1000'S	2'-0"	8/12	HOND
(A)	EA	SE	NE	11100	6'-0"	5/12	SPECIAL
(L)	EA	SE	NE	11101	6'-0"	5/12	SPECIAL
(AK)	EA	SE	NE	11102	5'-6 1/2"	5/12	HOND
(AL)	EA	SE	NE	11103	17'-6 1/2"	0/12	GIRDER-FLY
(AM)	EA	SE	NE	11104	6'-0"	8/12	SPECIAL
(AN)	EA	SE	NE	11105	4'-0"	8/12	SPECIAL
(AP)	EA	SE	NE	11106	4'-0"	5/12	SPECIAL
(AY)	EA	SE	NE	90176	20'-0"	4/12	COMMON
(AZ)	A			2242	10'-11 1/4"	6/12	RAFTER
(V12)	VT	VT	NT	13046	6'-6"	6.5-5/12	VALLEY

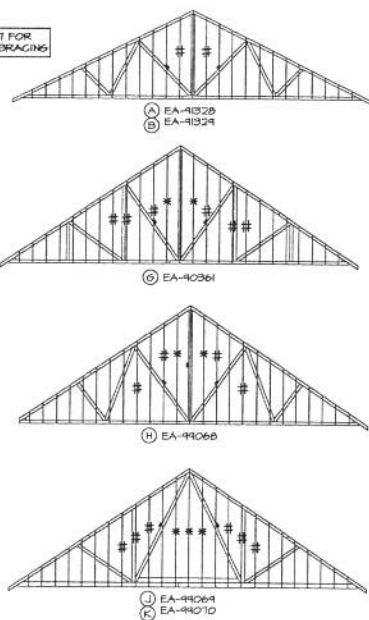
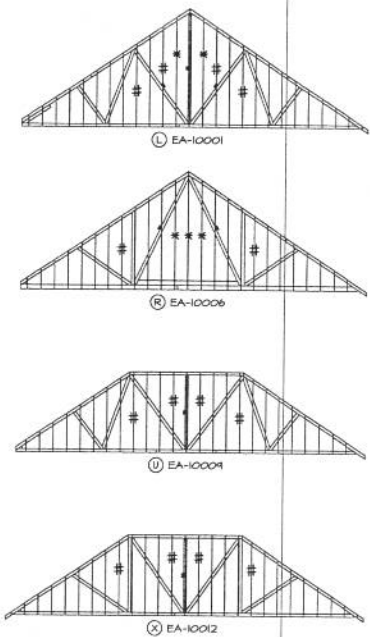
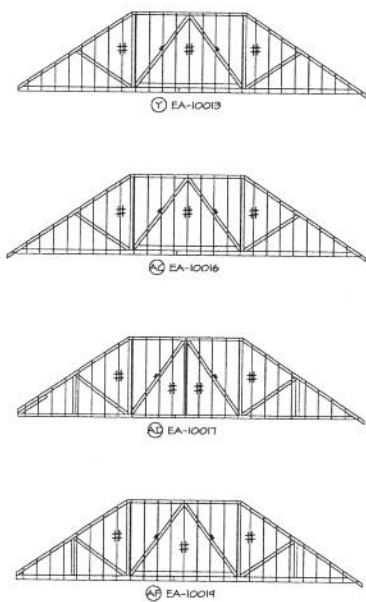
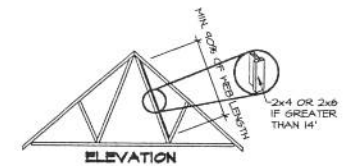


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SHEET NO.	MODEL	SET NO.	VERSION OF
S-3b	VENICE	1	1.0
	DRAWING TITLE	DRAWN BY	DATE
	ROOF FRAMING PARTIALS	BDH	1/31/83
100	OPTION DESCRIPTION	OPTION	
	3-CAR FRONT ENTRY GARAGE	GCF	
	MORNING ROOM	NAA	

2-0- GARAGE EXTENSION W/ NO RESORT FACADE



SCALE: V.D. = 1'-0"

1. IF TRUSS DOES NOT APPEAR ON THIS TRUSS BRACING SHEET, NO ADDITIONAL BRACING IS REQUIRED.
2. 1x6 - #2 WHITE PINE LATERAL BRACES INDICATED ON TRUSS MEMBERS ARE REQUIRED TO REDUCE BUCKLING LENGTH OF MEMBER, AND SHOULD BE NAILED TO TRUSS MEMBERS WITH MINIMUM 12" (2x4 NAIL) SPACING. PROVISIONS MUST BE MADE AT ENDS OR SPECIFIED INTERVALS TO RESTRAIN OR ANCHOR LATERAL BRACINGS.
3. 2x4 "1" BRACE MAY BE NAILED FLAT TO EDGE OF WEB WITH 12" NAILS SPACED #4 O.C. IN LIEU OF 1x6 LATERAL BRACING ONLY WHEN BUCKLING IS NOT POSSIBLE. BRACE MUST EXTEND AT LEAST 108" OF WEB LENGTH. 2x6 BRACE REQUIRED ON ANY WEB EXCEEDING 14'.
4. ANALYSIS BASED ON SIMPLIFIED ANALOG MODEL.
CONCURRENT LIVE LOAD OF 10 AND/OR 20 P.S.F. HAS BEEN APPLIED TO THE BOTTOM CHORD PER IRC-2009.
5. ATTACH PIGGY-BACK TRUSS TO BASE TRUSS WITH ONE OF THE FOLLOWING:
 - (A) 2x4 - 3x3 NAIL-ON PLATES (BY DIVISION)
 - (B) 1/2"x3/4" CDX PLYWOOD GUSSETS TO BOTH FACES OF TRUSS AT 8"-0" O.C. THROUGHOUT USING (8) 1/2" LONG TIE NAILS, BY DIVISION
 - (C) TIEWALL TO EACH 2x6 LATERAL BRACE (PLANT SUPPLIED) WITH A MINIMUM OF (2) 16d NAILS EACH.
6. GABLE "1" BRACING IS REQUIRED ON ALL VERTICAL MEMBERS IDENTIFIED WITH:
 - (1) FOR ALL AREAS 60 MPH WIND LOAD
 - (2) ADDITIONAL BRACING WITH GREATER THAN 90 MPH WIND LOAD
7. "1" BRACE CONSISTS OF (1) 2x4 FASTENED WITH 12d NAILS AT 8' O.C.

5-4 SCALE: 1/8" = 1'-0" CORPORATE TRUSS SPEC. EXPOSURE "B" = "SR"

[illegible]

REV. NO.	DATE	REVISIONS
10	11/01/01	CL5 - ADDED OPTIONAL D72 NOOT PITCH
11	12/01/01	UDH - CREATED VERSION D72
12	02/20/03	J.R - ADDED LETTER IDENTIFIERS
13	02/20/03	SEA - ROAM UNIT REVISED
14	4/24/04	NB - REVISED TRESSES TO MATCH CANES
15	9/02/04	EAB - REV. 18055 ELEV. EAB-2061 TO MATCH
1	3/04/02	5491 - CONNECTED TITLE OF SOUTHEAST TRUCK
6	6/06/03	CAB - REVISED 18055 NOTED
4	12/05/00	JB - REVISED STD DETAIL NOTES

NVR
VENDOR
COPY

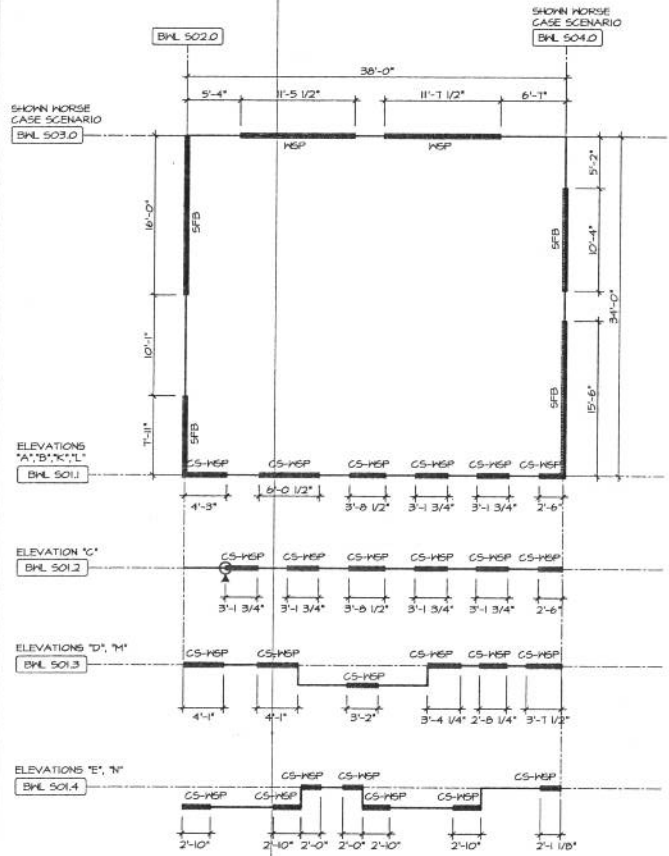
MODEL	SET NO. VN000
VENICE	VERSION 05
DRAWING TITLE	DRAWN BY ELH
TRUSS BRACING DETAILS	

SECTION	DESCRIPTION	DATE
		01/08/13

OPTION	DESCRIPTION	SRI
	CORPORATE TRUSS SPECS	

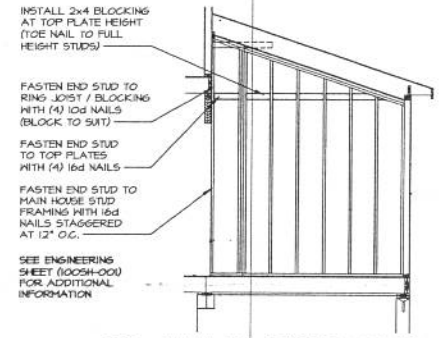
V:\Ryan Cornerstone\DETACHED\VENICE_VNC00_05\RS1.dwg 09/10/14 -- 11:56 am

NOTE:
HALL BRACING METHOD AS SHOWN WITH OPTION "SFA" (FIBERBOARD SHEATHING)
REVISE ALL WALLS LABELED CS-SFB OR SFB TO CS-HSP OR HSP RESPECTIVELY, WITH OPTION "SPM" (WOOD STRUCTURAL SHEATHING)



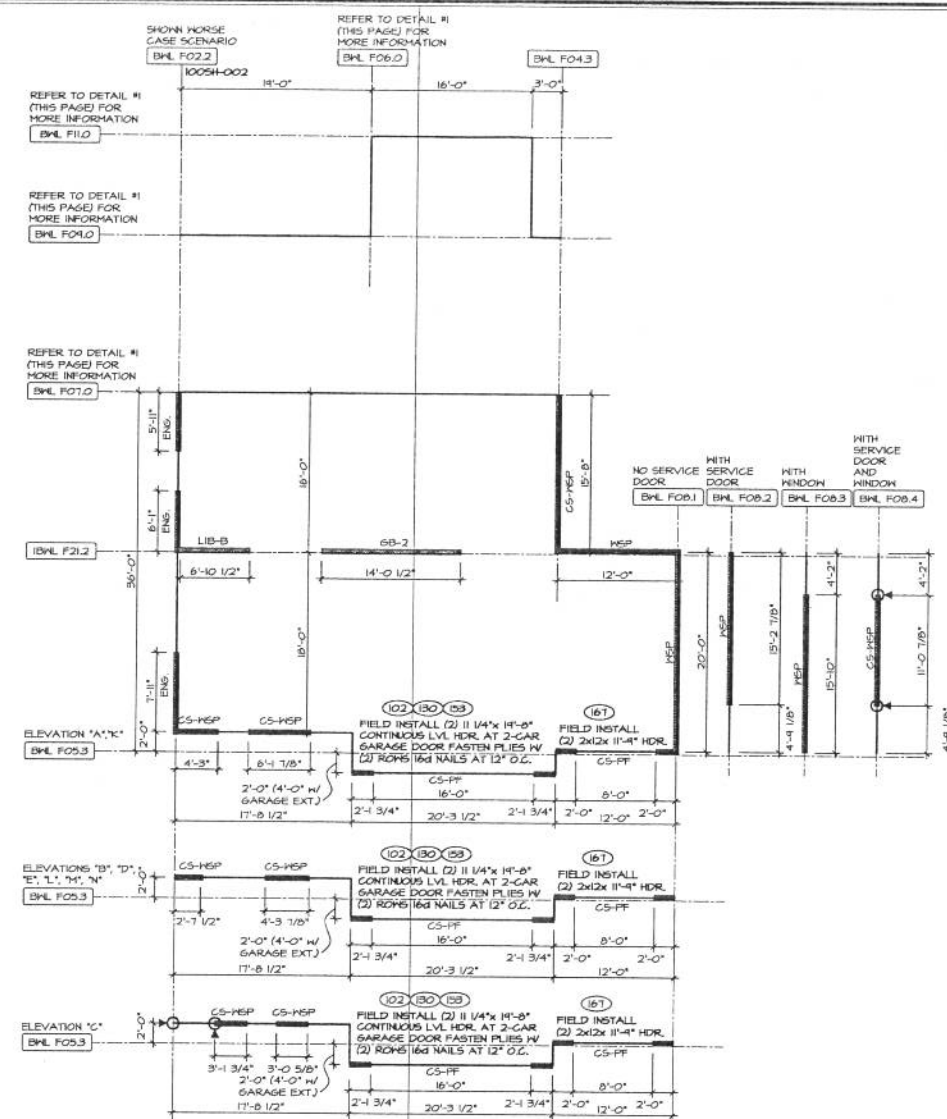
SECOND FLOOR BRACED WALL PANEL DETAIL

SCALE: 1/8" = 1'-0"



WALL BLOCKING DETAIL

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



FIRST FLOOR BRACED WALL PANEL DETAIL

SCALE: 1/8" = 1'-0"

LEGEND

BWL XX	BRACED WALL LINE I.D.
---	BRACED WALL LINE
---	HOUSE HALL
---	BRACED WALL PANEL
HSP	WOOD STRUCTURAL PANEL
SFB	STRUCTURAL FIBERBOARD SHEATHING
SB	GYPSUM BOARD
LIB	LET-IN BRACINGS (SEE STANDARD DETAIL D-333d)
CS-HSP	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL
CS-SFB	CONTINUOUS SHEATHING - STRUCTURAL FIBERBOARD SHEATHING
CS-PF	CONTINUOUS SHEATHING - PORTAL FRAME (SEE STANDARD DETAIL I / D-333d UNLESS OTHERWISE NOTED)
ENG	ENGINEERED DESIGN
HOLD-DOWN	1. SEE STD. 5 / D-333d (TYP. UNLESS OTHERWISE NOTED) 2. SEE SHEET MB-1 FOR "X" 3. ARROW INDICATES LOCATION
X	ENGINEERING PAGE NUMBER

ENGINEERED HOLD-DOWN SCHEDULE

ID	LOWER CONNECTOR	LOWER CONN. DET.
H1	HTTS	6 / MB-1
H2	HTTS	6 / MB-1
H3	HTTS	7 / MB-1
H4	HTTS	7 / MB-1

FASTENING SCHEDULE

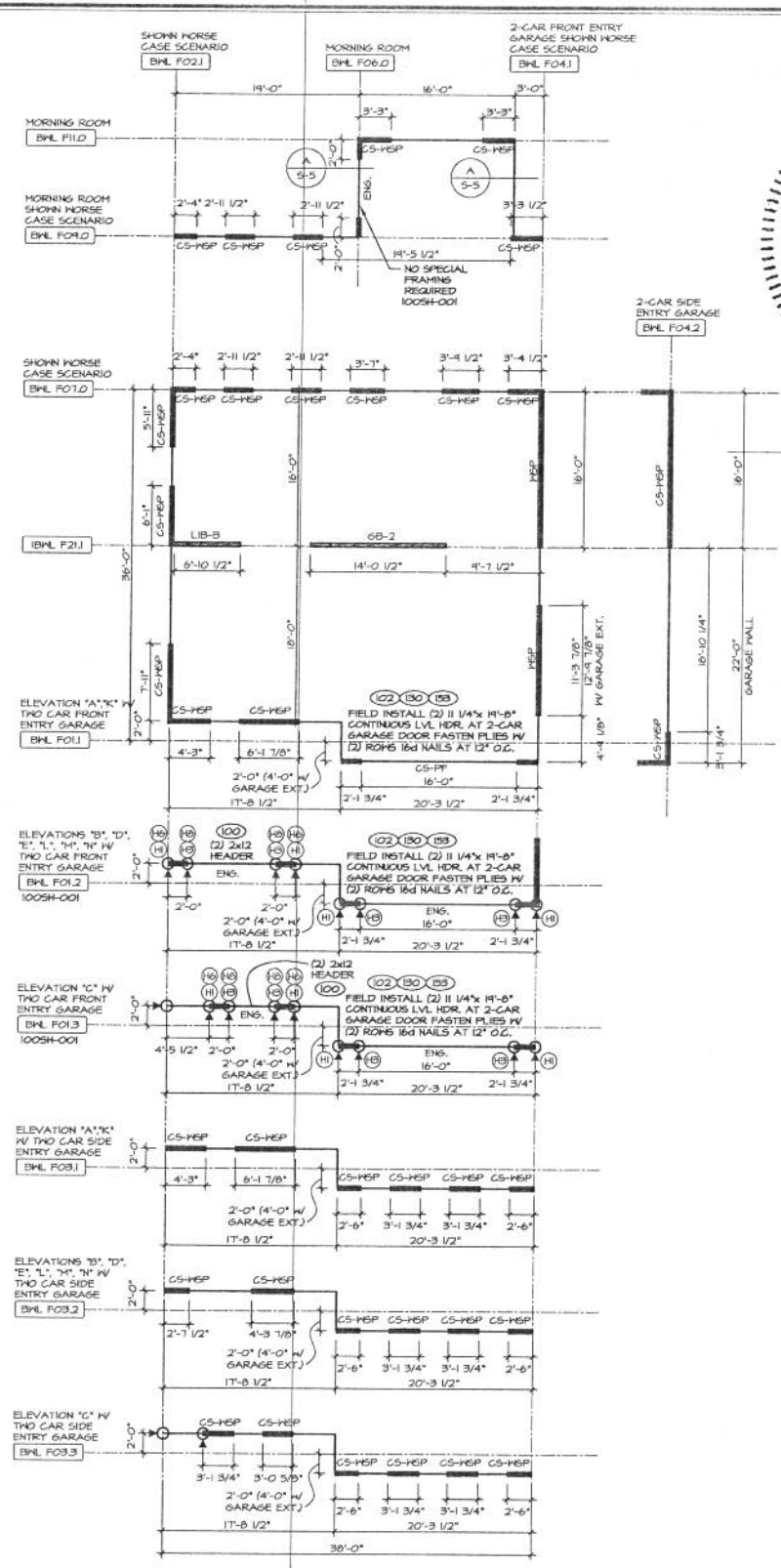
SHEATHING	FASTENER	SPACING
1/8" WOOD STRUCTURAL PANELS	8d COMMON NAILS	6" O.C. 12" O.C.
1/2" STRUCTURAL FIBERBOARD	1-1/2" 16-GAUGE CORROSION RESISTANT STAPLES	3" O.C. 12" O.C.
1/2" GYPSUM HALLEBOARD (BY METHOD GB)	8d COMMON OR 2-1/2" GALVANIZED ROOFING NAILS	3" O.C. 6" O.C.
	1-1/4" LONG, 1/4" HEAD, DMB DIA. ANNULAR-RINGED NAILS	3" O.C. 12" O.C.
	CORROSION RESISTANT TYPE "X" 1/4" DRYNALL SCREWS	7" O.C. 7" O.C.

NOTES:
1. MINIMUM 1/8" GROWN WIDTH FOR STAPLES.
2. SPECIFIED GYPSUM FASTENING REQUIRED ONLY WHERE METHOD GB IS IDENTIFIED. SEE PHASE SPECS FOR TYPICAL GYPSUM FASTENER SPACING.

SPECIFIC BWL HOLD-DOWNS

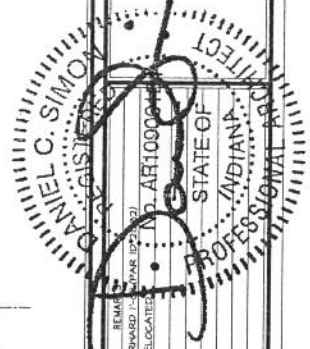
REFERENCED BWL	0-15' FOUNDATION CONNECTIONS UNLESS OTHERWISE NOTED ON LAYOUT
BWL F01.2, F01.3	TBA, TCA, TSA
	H6, H8, H5, H8, H1, H3

NOTES:
BWL F01.2 AND F01.3: FOUNDATION HOLD DOWNS AT GARAGE WALLS REMAIN THE SAME WITH ALL FOUNDATION OPTIONS



FIRST FLOOR BRACED WALL PANEL DETAIL

SCALE: 1/8" = 1'-0"



REV.	NO.	DATE	DESCRIPTION
1	1	1/1/14	CLS - MOVED SERVICE DOOR FORWARD (SEE PHASE SPECS)
2	2	5/9/14	GEL - GARAGE SERVICE DOOR RELOCATED

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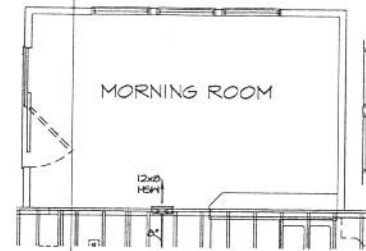


SET NO. VACCO	VERSION 05
DRAWN BY BOH	DATE: 2/6/13
OPTION	SGK
DESCRIPTION	WIND LOAD 100 MPH
SHEET NO.	106

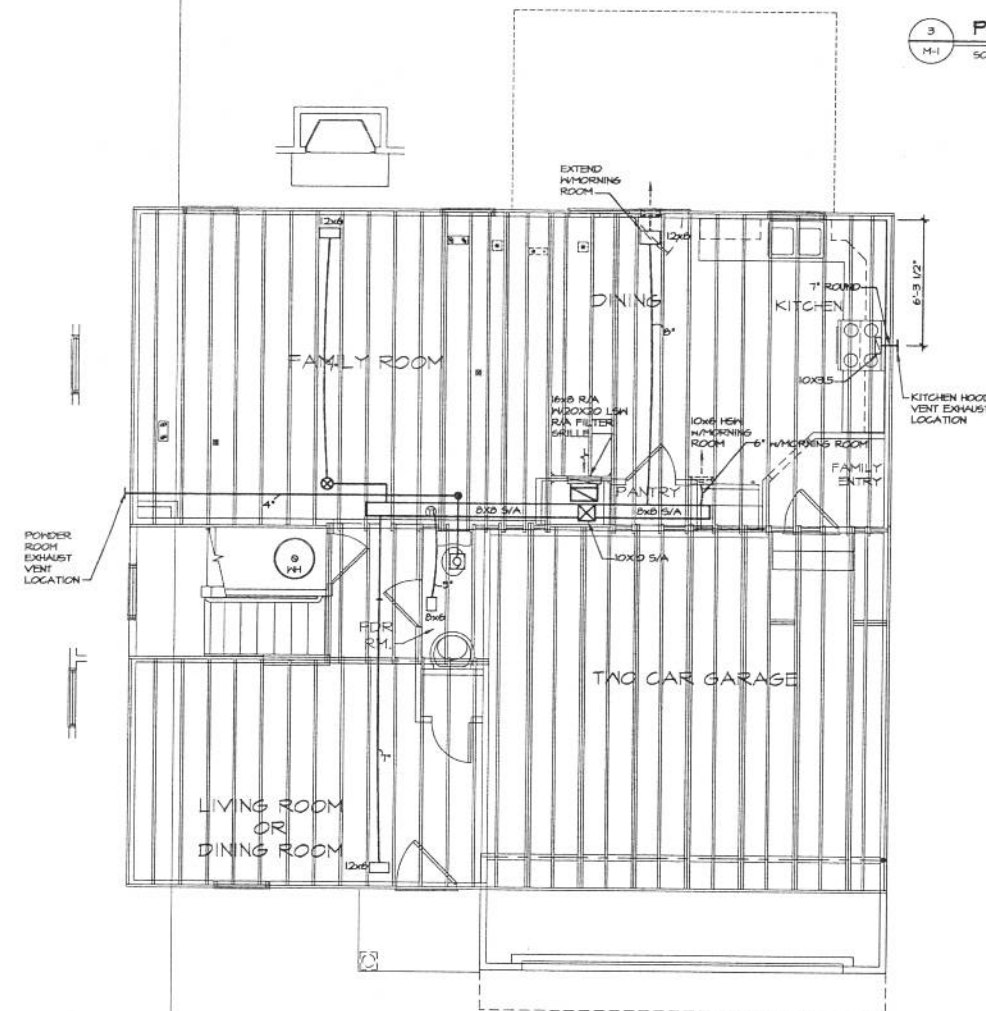
: Dwg \ry\DETACHED\VENICE_VNC00_05\WSHTG2.dwg 07/09/14 - 7:53 am

1. PROVIDE ADJUSTABLE DAMPERS IN EACH MAIN TRUNK LINE FOR BASEMENT SYSTEM.
2. PROVIDE ADJUSTABLE DAMPERS IN EACH PLUMB TAKE-OFF FOR ATTIC SYSTEM.
3. PROVIDE RETURN AIR FILTER GRILLES FOR ATTIC SYSTEM.
4. EXTEND SUPPLY LINES WITH OPTIONAL ELEVATION AS NEEDED.
5. ROOF PENETRATIONS SHALL NOT OCCUR INSIDE 4'-0" OF FIRE SEPARATION WALLS.
6. INSULATE ALL DUCTS IN UNCONDITIONED SPACES.
7. TRANSFER GRILLES ARE SHOWN AS A MINIMUM REQUIREMENT FOR COMBUSTION AIR. ADDITIONAL TRANSFER GRILLES OR OUTSIDE AIR GRILLES MAY BE NEEDED BASED ON EQUIPMENT SELECTED AND LOCAL CODES. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED COMBUSTION AIR BASED ON LOCAL CODES.

- DRAINING NOTES:**
- ① 6" FLEX DUCT ACCEPTABLE IF 5" NOT AVAILABLE.
 - ② 4" FLEX DUCT ACCEPTABLE IF 5" NOT AVAILABLE.



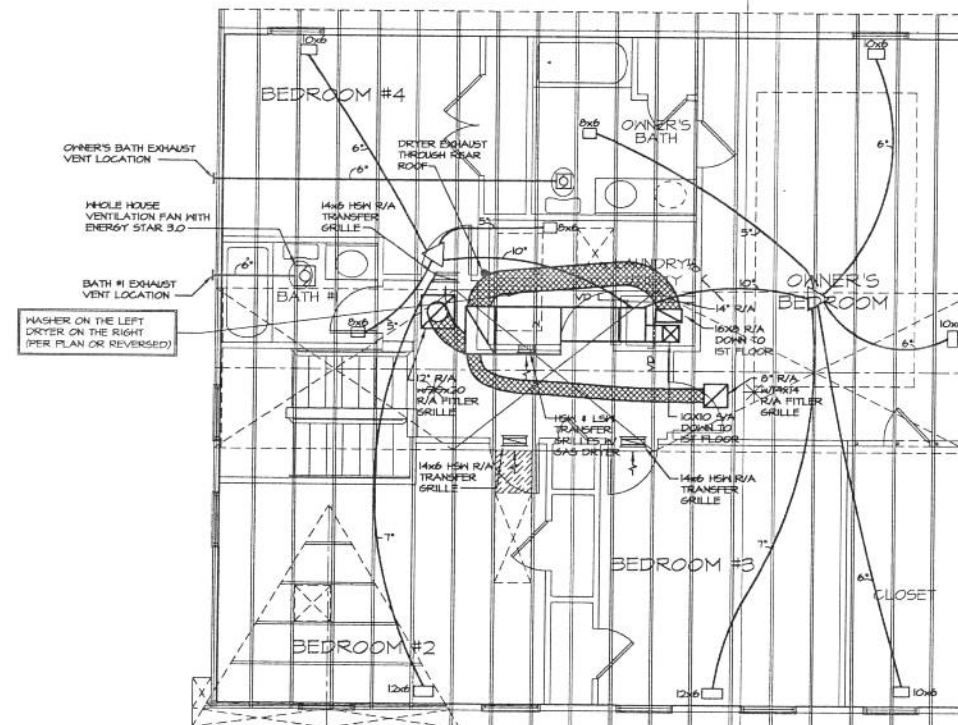
3 PART. FIRST FLOOR HVAC LAYOUT
M-1 SCALE: 1/4" = 1'-0" MORNING ROOM "MAA"



1
M-1

FIRST FLOOR HVAC PLAN

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



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

MECHANICAL LEGEND

	THERMOSTAT		MOTOR OPERATED ZONE DAMPER
	EXHAUST FAN		ELECTRIC BASEBOARD
	LIGHT / EXHAUST FAN		RETURN DUCT SECTIONS
	S/A REGISTER UP OR OVAL SIZED WALL STACK		SUPPLY DUCT SECTIONS
	FLOOR REGISTER		DISTRIBUTION BOX
	CEILING REGISTER		DISTRIBUTION BOX
	DOUBLE WALLED B-VENT		DISTRIBUTION BOX
	OPTIONAL S/A REGISTER UP		RECTANGULAR METAL DUCTWORK
	OPTIONAL FLOOR REGISTER		INSULATED RECTANGULAR DUCTWORK
	OPTIONAL CEILING REGISTER		ROUND METAL DUCTWORK
	TRANSFER (COMBUSTION) AIR GRILLE		INSULATED FLEX DUCTWORK
	LOW SIDE WALL (LSW) OR HIGH SIDE WALL (HSW) REGISTER		RIGID 4 FLEX SUPPLY DUCT
	LSW OR HSW R/A GRILLE		
	TWO WAY MIX REGISTER OR LSW REGISTER		
	BACK FLOW DAMPER		
	VOLUME DAMPER		
	BAROMETRIC DAMPER		

A circular professional seal for Daniel C. Simon, a Professional Engineer in the State of Indiana. The seal contains the text "DANIEL C. SIMON", "REGISTERED PROFESSIONAL ENGINEER", "STATE OF INDIANA", and "LICENSE NO. AR10906". A signature is written across the center of the seal.

REV. NO.	DATE	REMARKS
14	4/6/12	144E - ENERGY STAR 3.0 PHASE 2 REVISION
15	05/24/12	MTN - KITCHEN ROOM EXHAUST VENT LOCAL
20	9/26/13	AHIT - CORPUS EXHAUST VENT LOCAL
21	9/26/13	AHIT - REVISED EXHAUST VENT LOCAL
22	6/11/13	IVB - REVISED HVAC - TRANSFER SKILLERS
14	3/3/10	AHIT - HVAC REDFISHION
15	10/10	DHR - HVAC REVISION PER 2136
16	6-11	QMR - UPDATED DRAWING PER PER 725
17	12/14/11	JAN - ENERGY STAR 3.0 PHASE 2

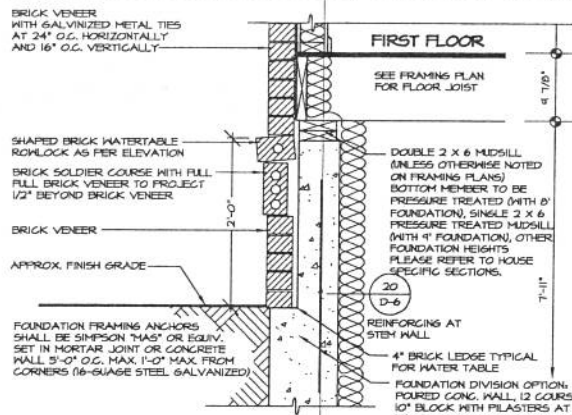
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NVR, Inc.
Architectural Services
Architects
11 Byle Court, Suite A
Frederick, MD 21702

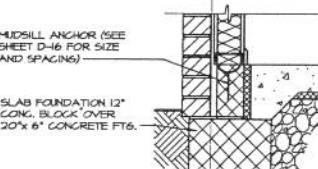
SHEET NO.	MOORE	SET NO. VNC00
M-1	VENICE	VERSION 05
	DRAWING TITLE	DRAWN BY BLS
	HVAC LAYOUT	DATE: 01/18/13
	OPTION DESCRIPTION	OPTION
114	SLAB FOUNDATION	FSA
	CORNERSTONE DRAINING SPEC., CLIMATE ZONE 5	SAC, ØZE
	WITHOUT ATTIC	ZKK

W114001 21110	J:\Dwg\ry\DETACHED\VENICE_VNC00_05\HVAC_25C1_N.dwg	07/09/14 - 7:55 am	ZKK
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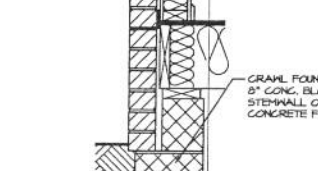
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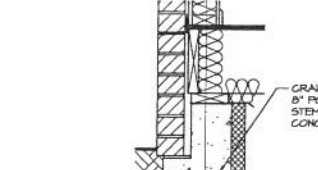
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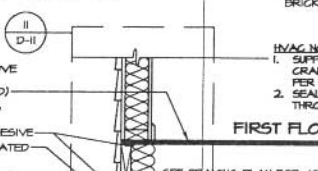
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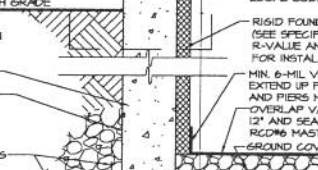
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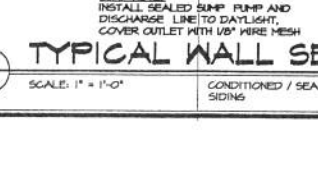
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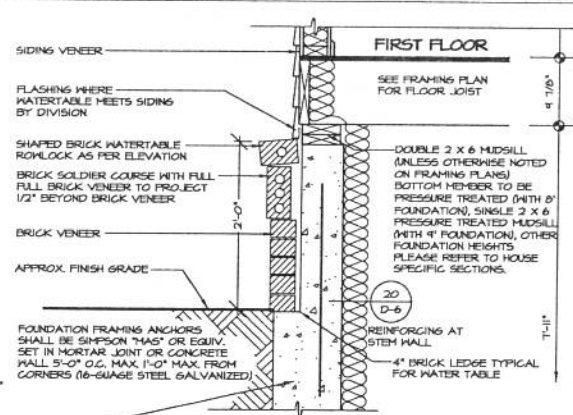
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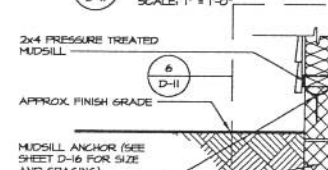
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SCALE: 1" = 1'-0"



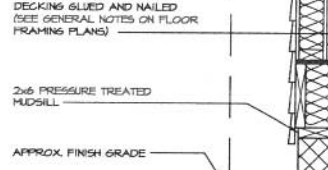
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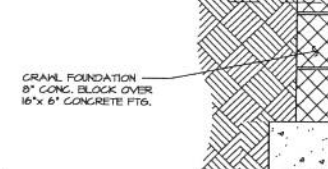
TYPICAL WALL SECTION

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SCALE: 1" = 1'-0"



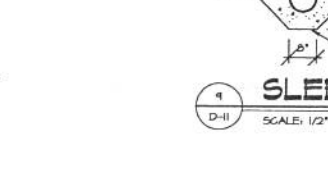
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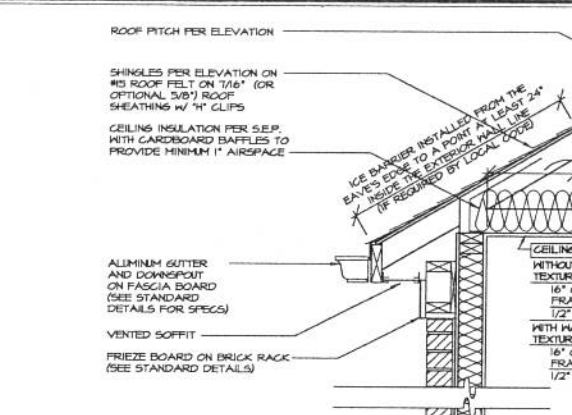
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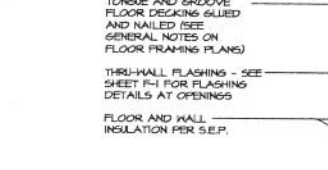
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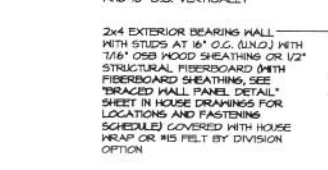
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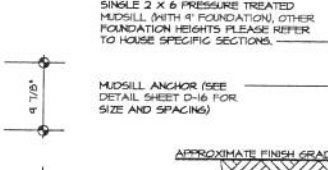
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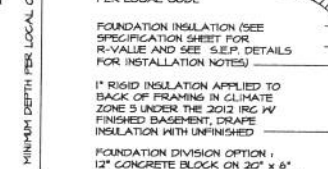
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SCALE: 1" = 1'-0"



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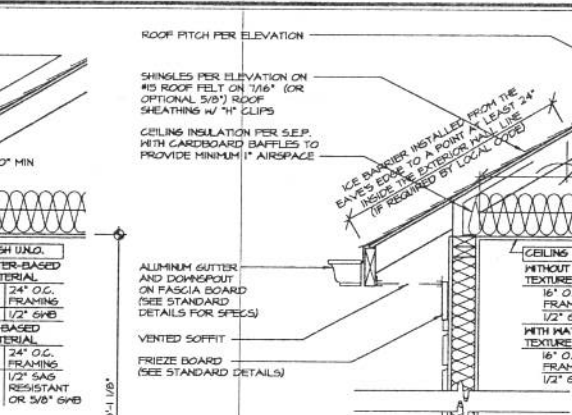
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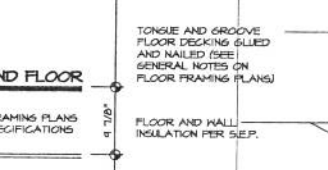
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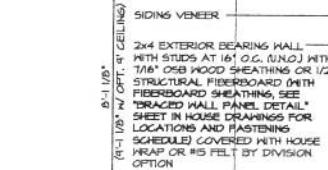
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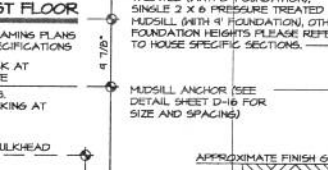
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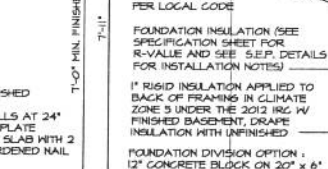
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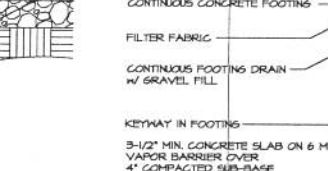
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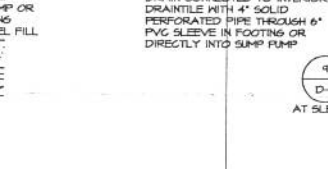
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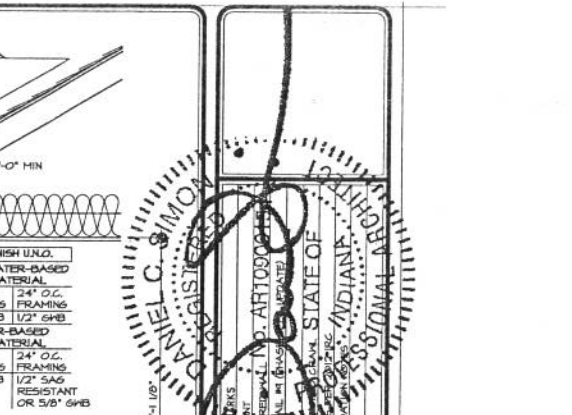
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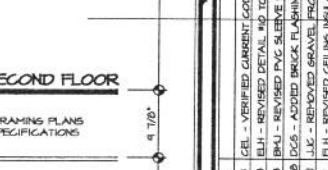
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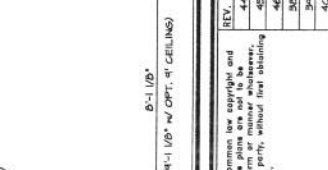
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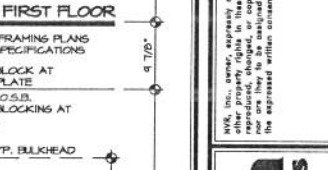
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SCALE: 1" = 1'-0"



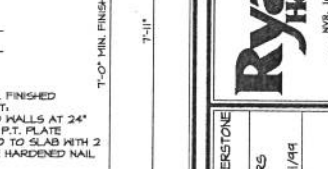
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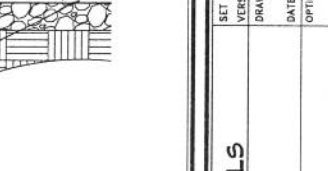
TYPICAL WALL SECTION

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SCALE: 1" = 1'-0"



TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



REV.	NO.	DATE	DESCRIPTION
1	1	12/15/14	ISSUED FOR PERMIT
2	2	01/15/15	REVISION: SEE SHEET D-16 FOR MIDSILL ANCHOR
3	3	02/15/15	REVISION: SEE SHEET D-16 FOR MIDSILL ANCHOR
4	4	03/15/15	REVISION: SEE SHEET D-16 FOR MIDSILL ANCHOR
5	5	04/15/15	REVISION: SEE SHEET D-16 FOR MIDSILL ANCHOR
6	6	05/15/15	REVISION: SEE SHEET D-16 FOR MIDSILL ANCHOR
7	7	06/15/15	REVISION: SEE SHEET D-16 FOR MIDSILL ANCHOR
8	8	07/15/15	REVISION: SEE SHEET D-16 FOR MIDSILL ANCHOR
9	9	08/15/15	REVISION: SEE SHEET D-16 FOR MIDSILL ANCHOR
10	10	09/15/15	REVISION: SEE SHEET D-16 FOR MIDSILL ANCHOR



SHEET NO.	D-11
MODEL	STANDARD DETAILS
VERSION	1.0
DRAWN BY	ARS
CHECKED BY	ARS
DATE	01/01/15
OPTION	
WALL SECTIONS - DETACHED	
OPTION DESCRIPTION	



Inspection Report

- ☐ BuiltSmart Sampling ☐ BuiltSmart 2 Inspections
☐ Pre-Drywall ☒ Final Inspection ☐ Re-inspection
☒ 2009 IECC* ☐ 2012 IECC*

Date: 03/13/2015

*Code Compliance only relates to Infiltration and Duct Leakage Testing

Model: VNCOO-05 Division: IND Community: Homecoming Lot# S666
Address: _____ City: _____
Orientation: E. State: _____ Zip code: _____ Electrical Meter # 72155731 Gas Meter # 1274261
Foundation: ☒ Slab ☐ Crawl Space* ☐ Basement** ☐ Above Conditioned Space
*If Crawl Space: ☐ Enclosed Vented ☐ Conditioned **If Basement: ☐ 50 percent below grade

List all deficient items, general notes, and recommendations (attach additional notes if necessary)

R SR (R-Required; SR-Strongly Recommended)

☐	☐	_____
☐	☐	_____
☐	☐	_____
☐	☐	_____
☐	☐	_____
☐	☐	_____

Additional deficient items are listed on page 2

☒ 1. Duct Leakage @ 25 Pascal*: _____

	Total (cfm ₂₅)	Unconditioned (cfm ₂₅)	Cond. Area (ft ²)	Total Leakage (%)	Leakage to Unconditioned (%)
System 1) [_____ cfm ₂₅	115	cfm ₂₅] ÷	2,389 ft ²	= 0.00% % Total	4.81% % to Unconditioned
System 2) [_____ cfm ₂₅	_____	cfm ₂₅] ÷	_____ ft ²	= 0.00% % Total	0.00% % to Unconditioned
System 3) [_____ cfm ₂₅	_____	cfm ₂₅] ÷	_____ ft ²	= 0.00% % Total	0.00% % to Unconditioned

☒ 2. Infiltration CFM50*: $\frac{1,412}{\text{Cu. Volume}} \times 60 = \frac{20,306}{\text{ACH50}} = 4.17 \text{ (Final)}$

*Testing procedures compliant with 2009 IECC R402.4.2.1 Envelope and R403.2.2 Duct Leakage and 2012 IECC R402.4.1.2 Envelope and R403.2.2 Duct Leakage.

(See local code official and code book for specific parameters.)

Inspection Result: ☒ PASS ☐ FAIL ☐ N/A (Re-inspection Required if Fail is Checked)
Duct Blaster Result: ☒ PASS ☐ FAIL ☐ N/A (Re-inspection Required if Fail is Checked)
Infiltration (Final Inspection): ☒ PASS ☐ FAIL ☐ N/A (Re-inspection Required if Fail is Checked)

HERS Provider: PEG, LLC HERS Co. Name: PEG LLC
HERS Rater Signature:  Builder Company Name: Ryan Homes
Builder Employee Signature: _____ Date: 03/13/2015





Community Development Services
Engineering Division
300 South Madison Avenue
Greenwood, IN 46142
(317) 887-5230
(317) 887-5616

DRIVEWAY-SIDEWALK

Permit Number **2014-0622** Address: **612 Keepsake Run** Block Section **7**
Issue Date: **12/8/2014** Lot **666** Subdivision **Homecoming at Universit** Project

DRIVEWAY INSPECTION		Date Called In: <u>3-18-15</u>	
Date of Inspection		Time	
M	T	W	TH
			F
Outcome		Time	
PASSED		11:00	
COMMENTS			
<u>OL Brock</u>			
INSPECTED BY		DATE	

SIDEWALK INSPECTION		Date Called In: <u>3-18-15</u>	
Date of Inspection		Time	
M	T	W	TH
			F
Outcome		Time	
PASSED		11:00	
COMMENTS			
<u>OL Brock</u>			
INSPECTED BY		DATE	

DRIVEWAY RE-INSPECT		Date Called In:	
Date of Inspection		Time	
M	T	W	TH
			F
Outcome		Time	
PASSED		FAILED	
COMMENTS			
INSPECTED BY		DATE	

SIDEWALK RE-INSPECT		Date Called In:	
Date of Inspection		Time	
M	T	W	TH
			F
Outcome		Time	
PASSED		FAILED	
COMMENTS			
INSPECTED BY		DATE	

Fire Inspector (when applicable)



Community Development Services
Planning Division
300 South Madison Avenue
Greenwood, IN 46142
(317) 887-5230
(317) 887-5616

SFDN

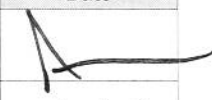
Permit Number **2014-0622** Address:
Issue Date: **12/8/2014** Lot **666**
Contractor **Ryan Homes**
Comments **Replaces Permit No. 2014-373**

612 Keepsake Run
Subdivision **Homecoming at University Park**
Contact 1
Phone #
Contact 2
Phone #

Story: Two
Slab?: Slab

FOOTING INSPECTION(S)	Date
Passed - Needs a little Crumbing Yet a2c	12-30-14

ROUGH INSPECTION(S)	Date
Fire Caulk/Foam/stuff Hole In Flr Plate @ 2nd Lav Location in Master Bath otherwise Fix + Proceed a2c	2-9-15

UNDERSLAB INSPECTION(S)	Date
	 1/6/15

FINAL INSPECTION(S)	Date
Conditions on CofO - No Water	
- Temp Drive or Conc. Drive needed by May 1st	3-18-15
- Otherwise Passed Issued CofO w/ conditions a2c	