

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

- FOUNDATION NOTES - SLAB**
- FOUNDATION UNDER HABITABLE SPACE:  
1.1. CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
  - FOUNDATION UNDER GARAGE:  
2.1. UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR  
2.2. STRUCTURAL CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
  - SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
  - SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION. SEE GB-1 FOR DETAILS.
  - THE DIRECTION OF THE ARROW IS THE DIRECTION OF REBAR, AS REQUIRED.
  - ALL FOOTINGS ARE PLAIN, UNREINFORCED CONCRETE UNLESS NOTES OTHERWISE.

**PAD FOOTING SCHEDULE**

IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENG. N.M.	REMARKS
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PORCH SLAB REINFORCEMENT NOT REQUIRED WHEN PLACED DIRECTLY OVER UNDISTURBED OR PROPERLY COMPACTED SOIL.

**FOUNDATION DIAGONALS**

A		B	
A	0"	A	43'-0 31/32"
B	43'-0 31/32"	B	0"
C	60'-11 1/2"	C	62'-0"
D	46'-0"	D	73'-9 13/32"
E	25'-1 11/32"	E	20'-0"

**MODEL**  
EDEN CAY  
DRAWING TITLE  
FOUNDATION PLAN

**SHEET NO.**  
A-3

**OPTION DESCRIPTION**  
6

**SET NO.** EDC00  
**VERSION** 01  
**DRAWN BY** SGA  
**DATE:**  
**OPTION**

**DIV-COMM-LOT-UNIT**  
DCY-S3-0194

**COMM-LOT**  
SAWYERS MILL - LIFESTYLE - 0194

**STREET ADDRESS**  
6712 CRYSTAL HARBOUR DRIVE

**CITY** MIDDLETOWN  
**STATE** OH  
**ZIP** 45042

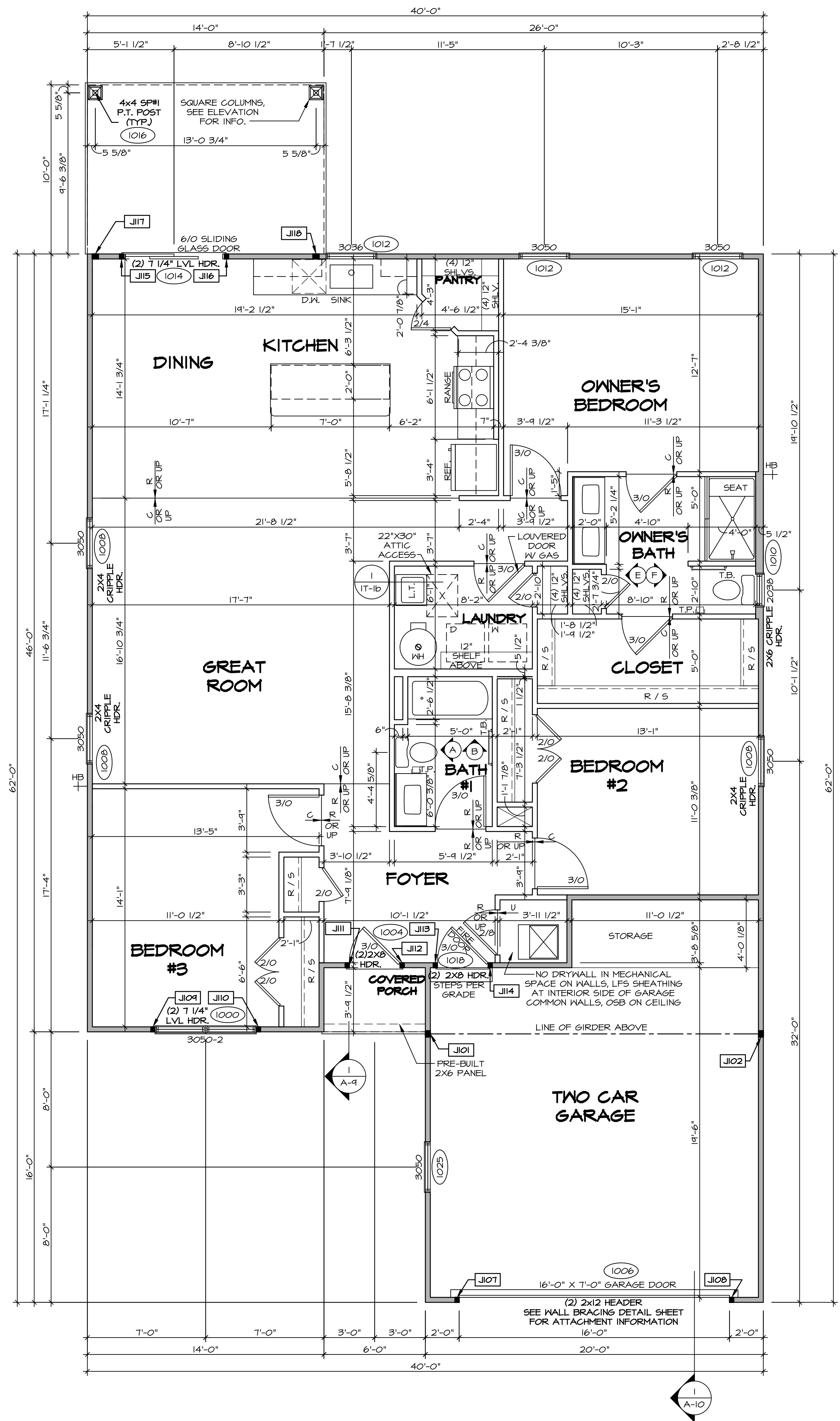
**APRT. NO.** -----

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**NVR**  
NVR, Inc. Suite 100  
5285 Washington Blvd.  
Frederick, MD 21703

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

**LEGEND**

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM-HEADER
- PAD FOOTINGS
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

ALL WINDOWS HAVE 1'-0 1/2" HEADER UNLESS OTHERWISE NOTED

**NOTE:**  
EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

- 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 AND KING STUD EACH END UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
  - ALL EXTERIOR WALLS TO BE 4" W/ OSB OR 3 1/2" W/ LAMINATED FIBROUS STRUCTURAL SHEATHING. ALL INTERIOR WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED. HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
  - SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
  - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE UNLESS OTHERWISE NOTED.
  - TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

**GYPSUM NOTES**

AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

BASEMENT WITH I-JOIST FLOOR SYSTEM ABOVE:  
WITH OPTION "SGI" - DRYWALL UNFINISHED BASEMENT CEILING AREA

- NOTES:**
- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED.
  - A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0" X 8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
  - PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

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

- 1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C.
- 2A - (2) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C.
- 3A - (2) PLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C.
- 4A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 5A - (3) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 6A - (3) PLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 7A - (4) PLY (ALL SIZES); FASTEN FLIES W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C.

SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

**FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE**

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (3) 2X4 SFF STUD GRADE	1024	
J102	JACK - (3) 2X4 SFF STUD GRADE	1024	
J107	JACK - (2) 2X4 SFF STUD GRADE	1006	
J108	JACK - (2) 2X4 SFF STUD GRADE	1006	
J109	JACK - (2) 2X4 SFF STUD GRADE	1000	
J110	JACK - (2) 2X4 SFF STUD GRADE	1000	
J111	JACK - (2) 2X4 SFF STUD GRADE	1004	
J112	JACK - (2) 2X4 SFF STUD GRADE	1004	
J113	JACK - (2) 2X4 SFF STUD GRADE	1018	
J114	JACK - (2) 2X4 SFF STUD GRADE	1018	
J115	JACK - (2) 2X4 SFF STUD GRADE	1014	
J116	JACK - (2) 2X4 SFF STUD GRADE	1014	
J117	JACK - (3) 2X4 SFF STUD GRADE	1016	
J118	JACK - (3) 2X4 SFF STUD GRADE	1016	

MODEL: EDEN CAY  
DRAWING TITLE: FIRST FLOOR PLAN  
OPTION DESCRIPTION: 10

SET NO. EDC000  
VERSION 01  
DRAWN BY: SGA  
DATE: \_\_\_\_\_  
OPTION: \_\_\_\_\_

SHEET NO. A-7  
10

DCY-S3-0194  
COMM-L0T  
5MAYERS MILL - LIFESTYLE - 0194  
STREET ADDRESS  
6712 CRYSTAL HARBOUR DRIVE  
CITY MIDDLETOWN  
STATE OH  
ZIP 45042

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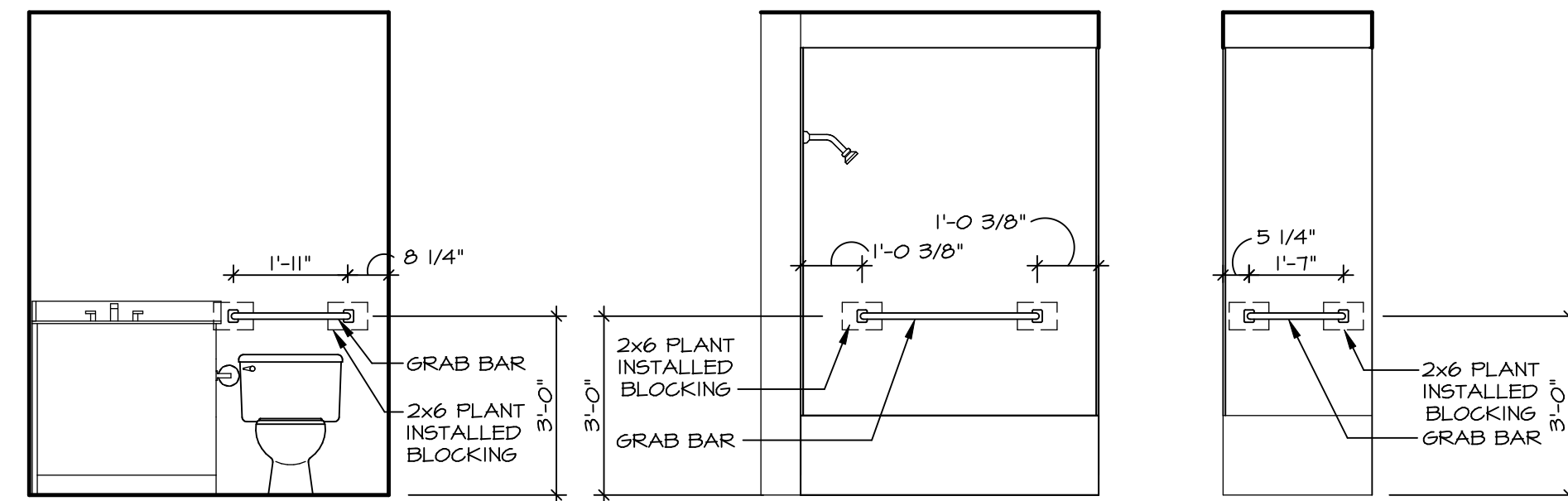
**NVR**  
NVR, Inc. Suite 100  
Fredricka, MD 21703  
5285 Washburne Drive  
5285 Washburne Drive  
5285 Washburne Drive  
5285 Washburne Drive

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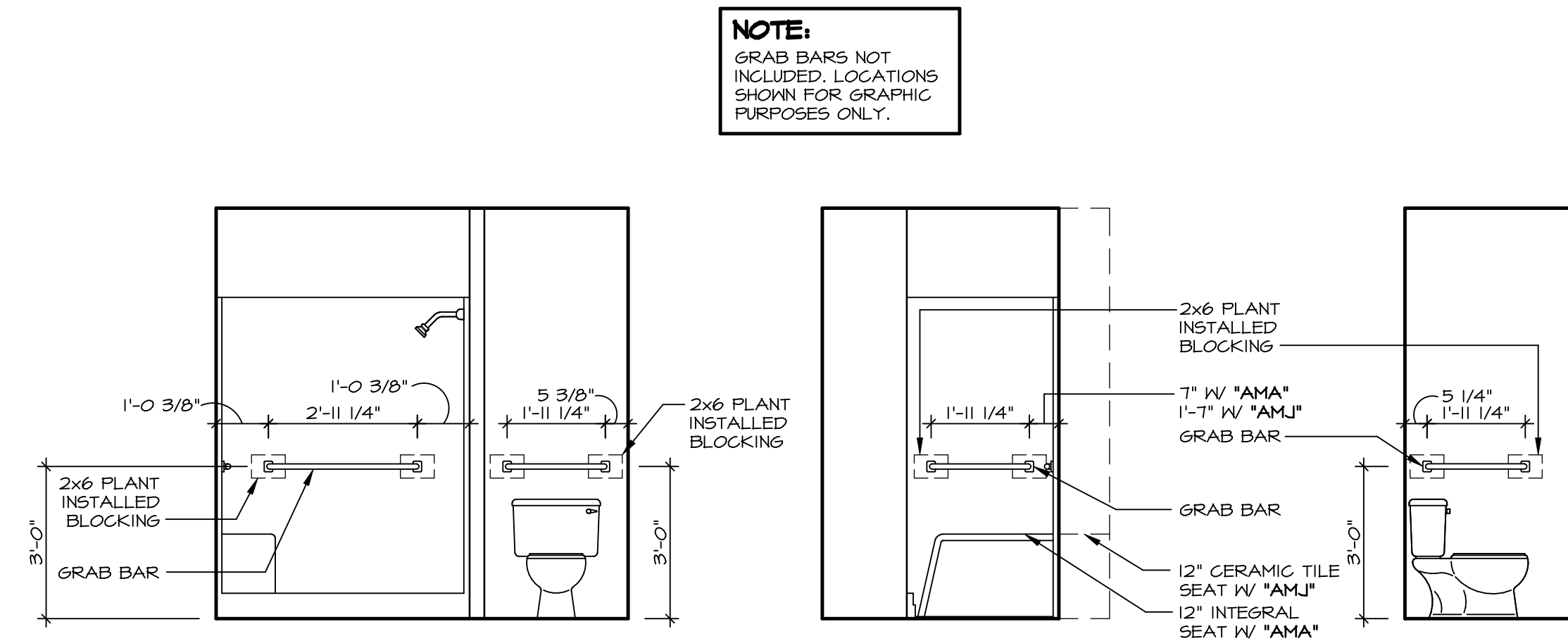


**NOTES:**

1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

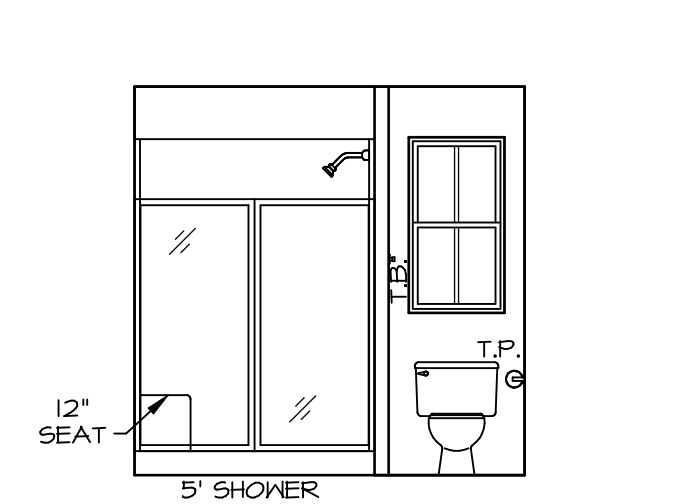


**2 BATH #1 - BLOCKING DETAIL**  
SCALE: 3/8" = 1'-0"

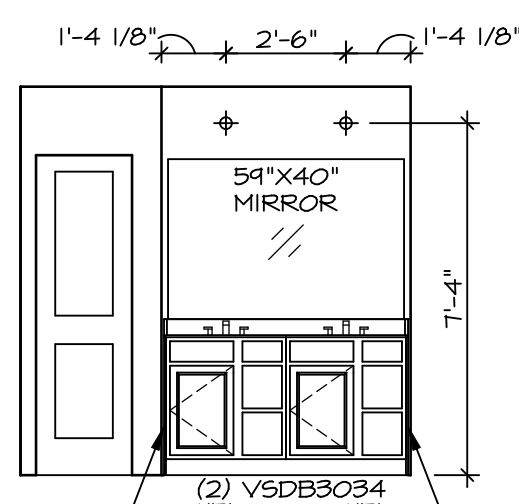


**NOTE:**  
GRAB BARS NOT INCLUDED. LOCATIONS SHOWN FOR GRAPHIC PURPOSES ONLY.

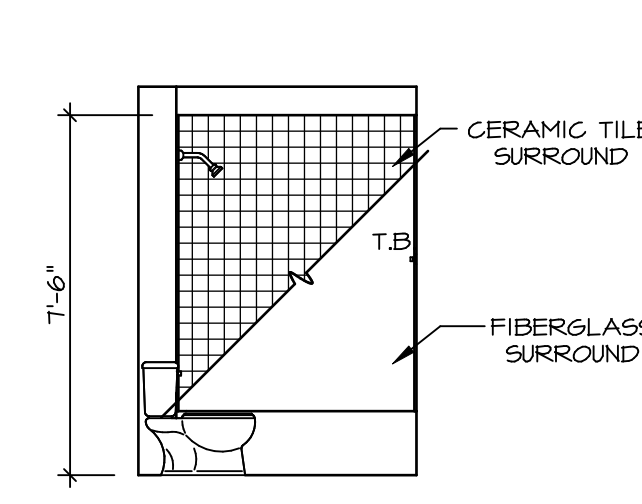
**1 OWNER'S BATH - BLOCKING DETAIL**  
SCALE: 3/8" = 1'-0"



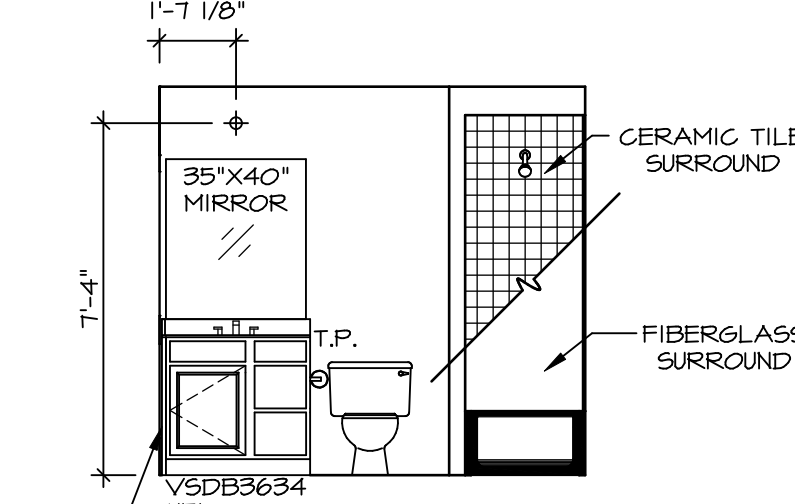
**F OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM SHOWER "AMA"



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



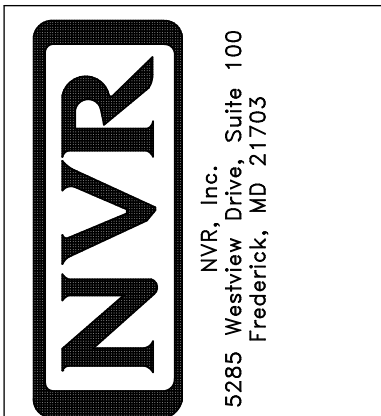
**B BATH #1**  
SCALE: 1/4" = 1'-0" BATHROOM #1 STANDARD TUB "AAB"



**A BATH #1**  
SCALE: 1/4" = 1'-0" BATHROOM #1 STANDARD TUB "AAB"

DIV-COMM-LOT-UNIT  
**DCY-S3-0194**  
COMM-LOT  
5MAYERS MILL - LIFESTYLE - 0194  
STREET ADDRESS  
6712 CRYSTAL HARBOUR DRIVE  
CITY MIDDLETOWN STATE OH ZIP 45042

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SET NO. EDCCO  
VERSION 01  
DRAWN BY SGA  
DATE:  
OPTION

MODEL  
**EDEN CAY**  
DRAWING TITLE  
BATH ELEVATIONS  
OPTION DESCRIPTION

SHEET NO.  
**A-13**  
15