



## FOUNDATION NOTES - SLAB

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

FOUNDATION DIAGONALS			
A		B	
A	0"	A	40'-7 5/16"
B	40'-7 5/16"	B	0"
C	44'-4 1/8"	C	36'-0"
D	24'-0"	D	53'-9 3/4"
E	20'-11"	E	20'-3 1/2"

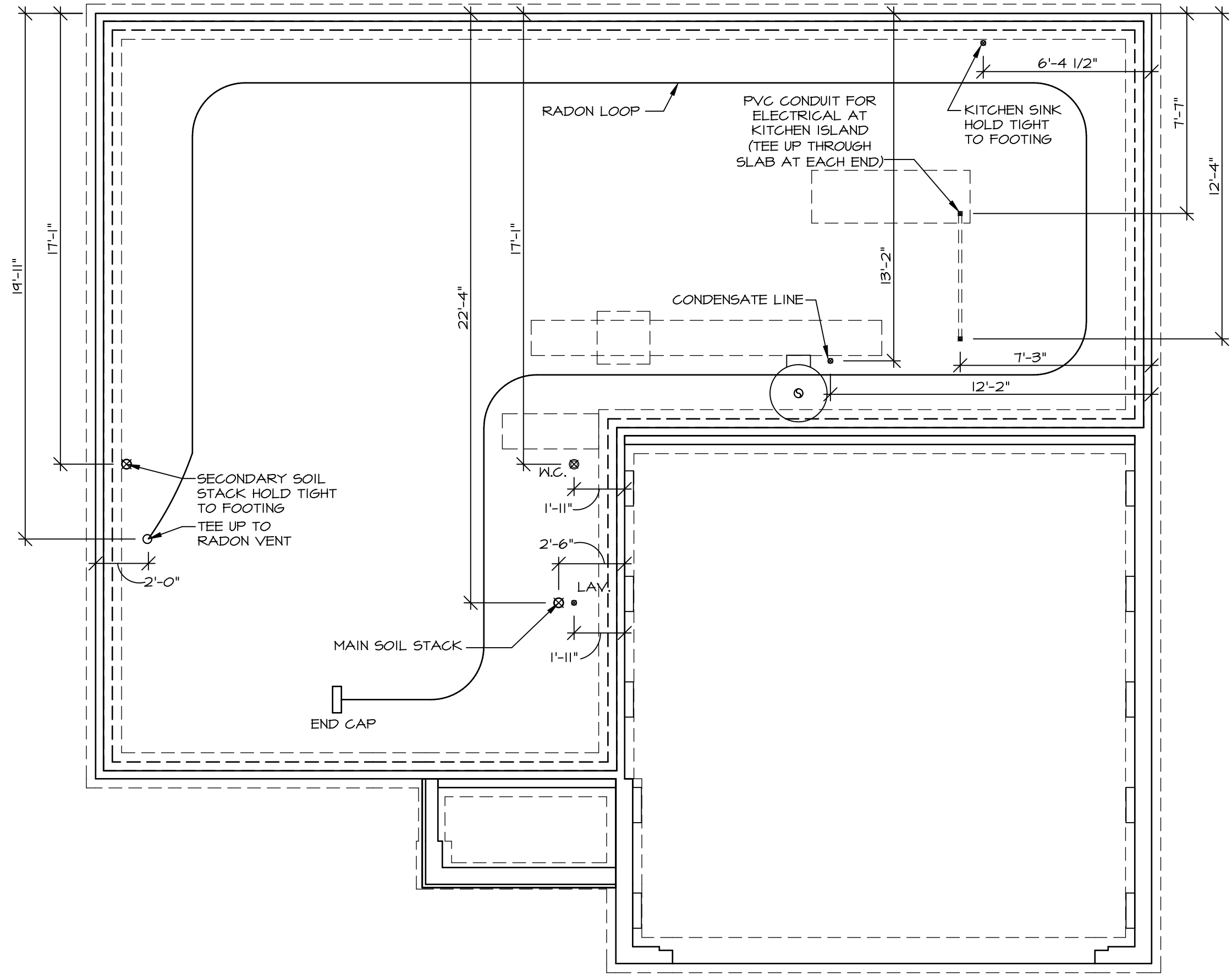
C:\NVR\Solves\ELM\_EMM00\_01\DCY-VC-5616\2319679\Sheets\Lot Specific\5 A-3 FDN\_LS (FSA).dwg 06/23/21 - 3:56 am



SHEET NO.	MODEL <b>ELM</b>	SET NO. ELM00 VERSION 01
<b>A-4</b>	DRAWING TITLE FOUNDATION HOLD DOWN DETAILS	DRAWN BY DLR
	OPTION DESCRIPTION	DATE: 6/12/14 OPTION
6		

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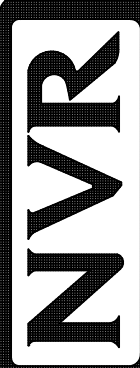
COMM-L0T		APT. NO.	
WRIGHT LANDINGS - 5016		201	
STREET ADDRESS		STATE	ZIP
5016 WRIGHT WAY		OH	45434
CITY	DAYTON		



1  
A-5  
PLUMBING PLAN  
SCALE: 1/4" = 1'-0"

**NOTE**  
RADON REMEDIATION  
RADON LOOP:  
- (4") PERFORATED HDPE "LOOP"  
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE  
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS  
- TO BE CORRUGATED HDPE PIPE  
- SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK  
STACK REQUIREMENTS:  
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)  
- NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)  
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER  
- JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)  
- ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF  
- SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.

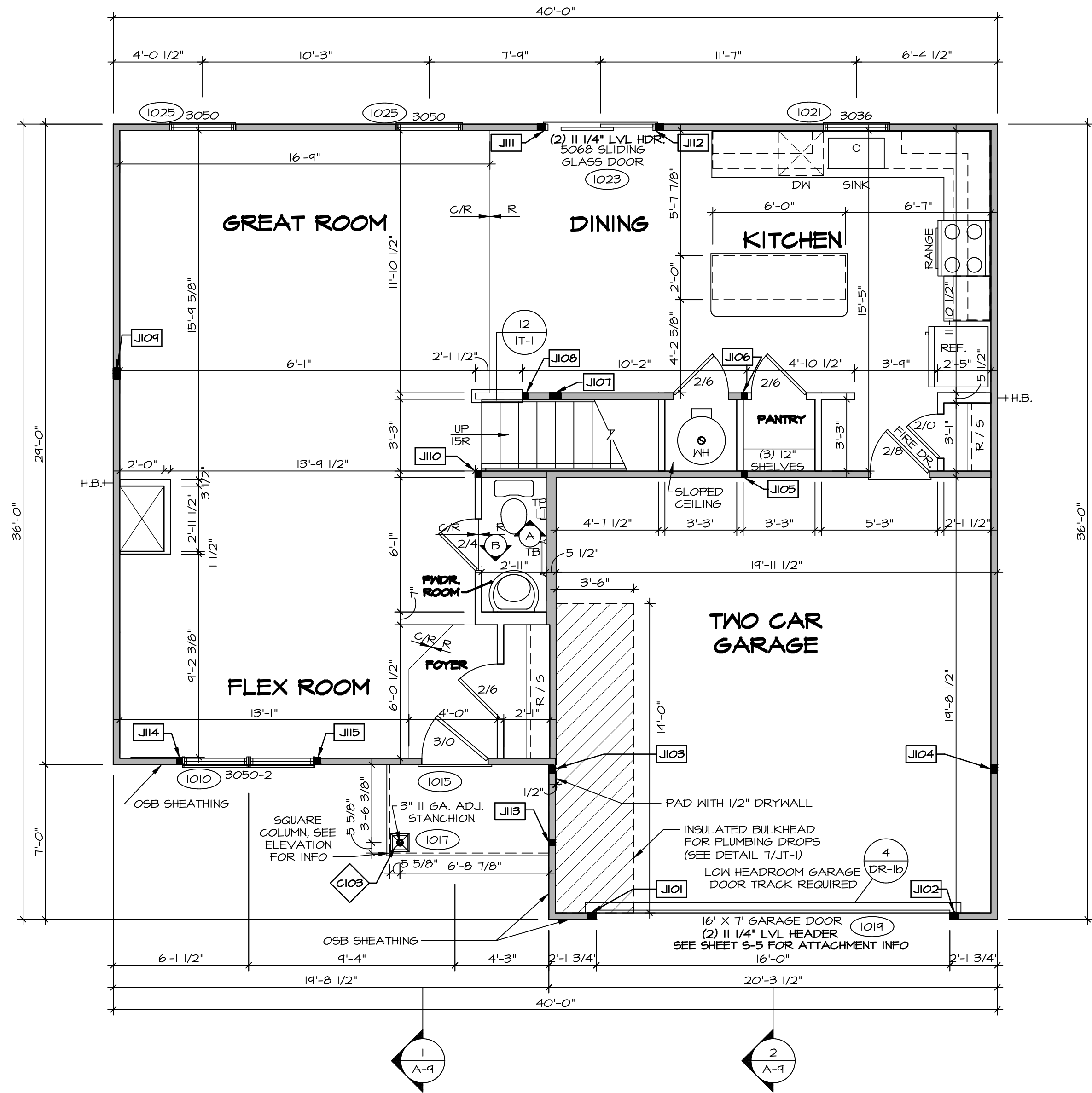
SHEET NO. <b>A-5</b>	MODEL <b>ELM</b>	SET NO. EMM00 VERSION <b>01</b>	OPTION DESCRIPTION <b>7</b>
	DRAWING TITLE <b>PLUMBING PLAN</b>	DRAWN BY  DATE:  OPTION	



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

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DIV-COMM-LOT-UNIT <b>DCY-VC-5616</b>	
COMM-LOT <b>WRIGHT LANDING - 5616</b>	
STREET ADDRESS <b>5016 WRIGHT WAY</b>	APT. NO. <b>201</b>
CITY <b>DAYTON</b>	STATE <b>OH</b>
	ZIP <b>45424</b>



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

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

- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, 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 CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
  - SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
  - SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
  - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  - ALL 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

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

ALL WINDOWS HAVE T'-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

FIRST FLOOR JACK SCHEDULE		
IDENTIFIER	DESCRIPTION	ENG. NUM.
J101	JACK - (3) 2X4 SPF STUD GRADE	1011
J102	JACK - (3) 2X4 SPF STUD GRADE	1011
J103	JACK - (3) 2X4 SPH	2004
J104	JACK - (3) 2X4 SPH	2004
J105	JACK - (2) 2X4 SPF STUD GRADE	1004
J106	JACK - (2) 2X4 SPF STUD GRADE	1004
J107	JACK - (4) 2X4 SPF STUD GRADE	1002
J108	JACK - (2) 2X4 SPF STUD GRADE	1028
J109	JACK - (4) 2X4 SPF STUD GRADE	1008
J110	JACK - (2) 2X4 SPF STUD GRADE	1006
J111	JACK - (3) 2X4 SPF STUD GRADE	1023
J112	JACK - (3) 2X4 SPF STUD GRADE	1023
J113	JACK - (2) 2X4 SPF STUD GRADE	1011
J114	JACK - (2) 2X4 SPF STUD GRADE	1010
J115	JACK - (2) 2X4 SPF STUD GRADE	1010

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C103	STANCHION PORCH - 3 IN DIA 11GA ADJ	T'-9 1/4"	1017	FSA

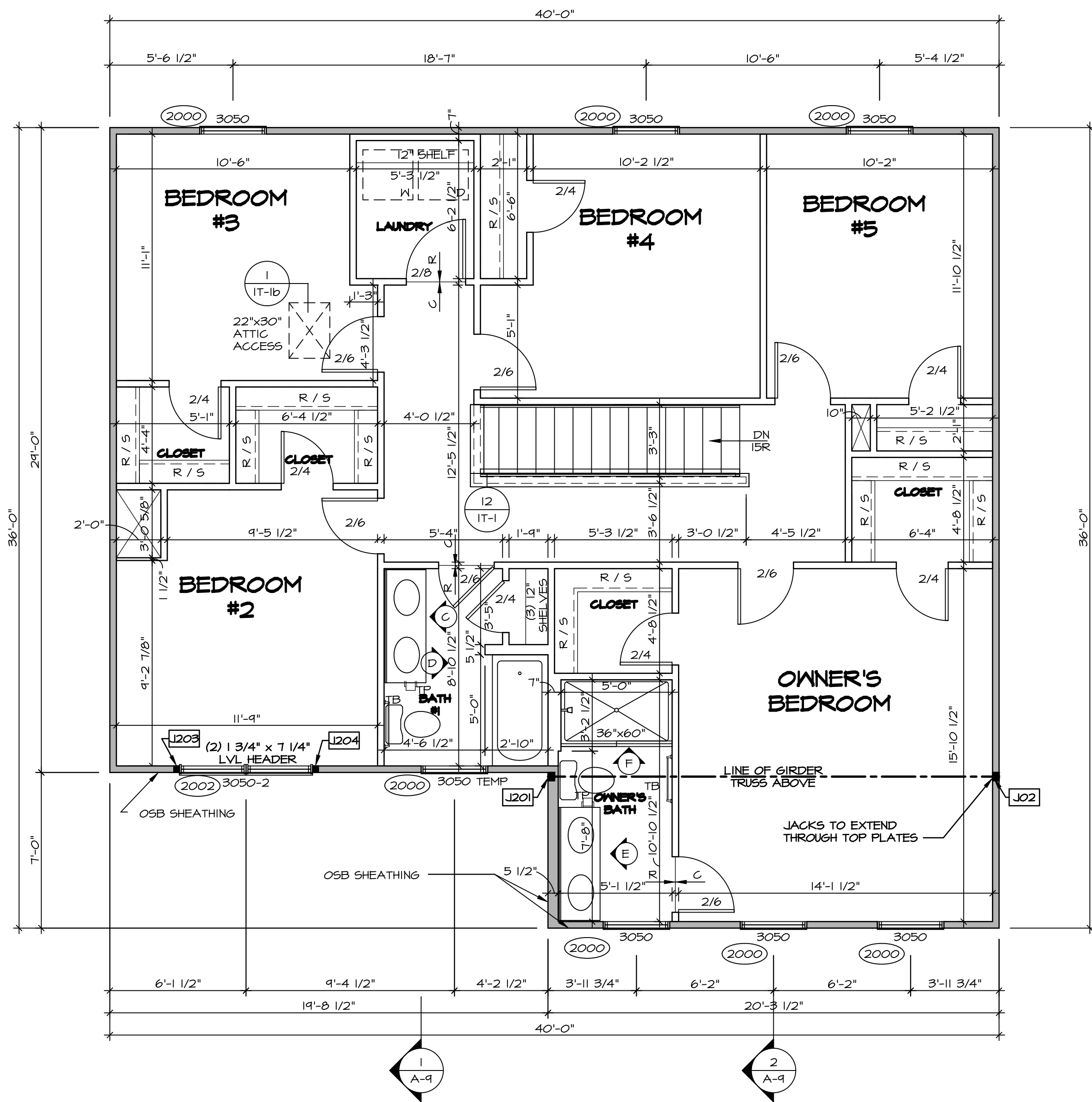
DIV-COMM-LOT-UNIT  
**DCY-VC-5616**  
COM-Lot  
**WRIGHT LANDING - 5616**  
STREET ADDRESS  
**5016 WRIGHT WAY**  
CITY  
**DAYTON**  
STATE  
**OH**  
APT. NO.  
**201**  
ZIP  
**45424**

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5285 West Lakeshore  
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SET NO. EMM00  
VERSION 01  
DRAWN BY  
DATE:  
OPTION  
DRAWING TITLE  
**FIRST FLOOR PLAN**  
OPTION DESCRIPTION

SHEET NO.  
**A-7**  
9



1  
A-B  
2  
A-B  
SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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

- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, 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 CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
  - SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
  - SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
  - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  - ALL 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.

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

ALL WINDOWS HAVE 1'-4 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED

SECOND FLOOR JACK SCHEDULE		
IDENTIFIER	DESCRIPTION	ENG. NUM.
J201	JACK - (3) 2X4 5F#1	2004
J202	JACK - (3) 2X4 5F#1	2004
J203	JACK - (2) 2X4 5FF STUD GRADE	2002
J204	JACK - (2) 2X4 5FF STUD GRADE	2002

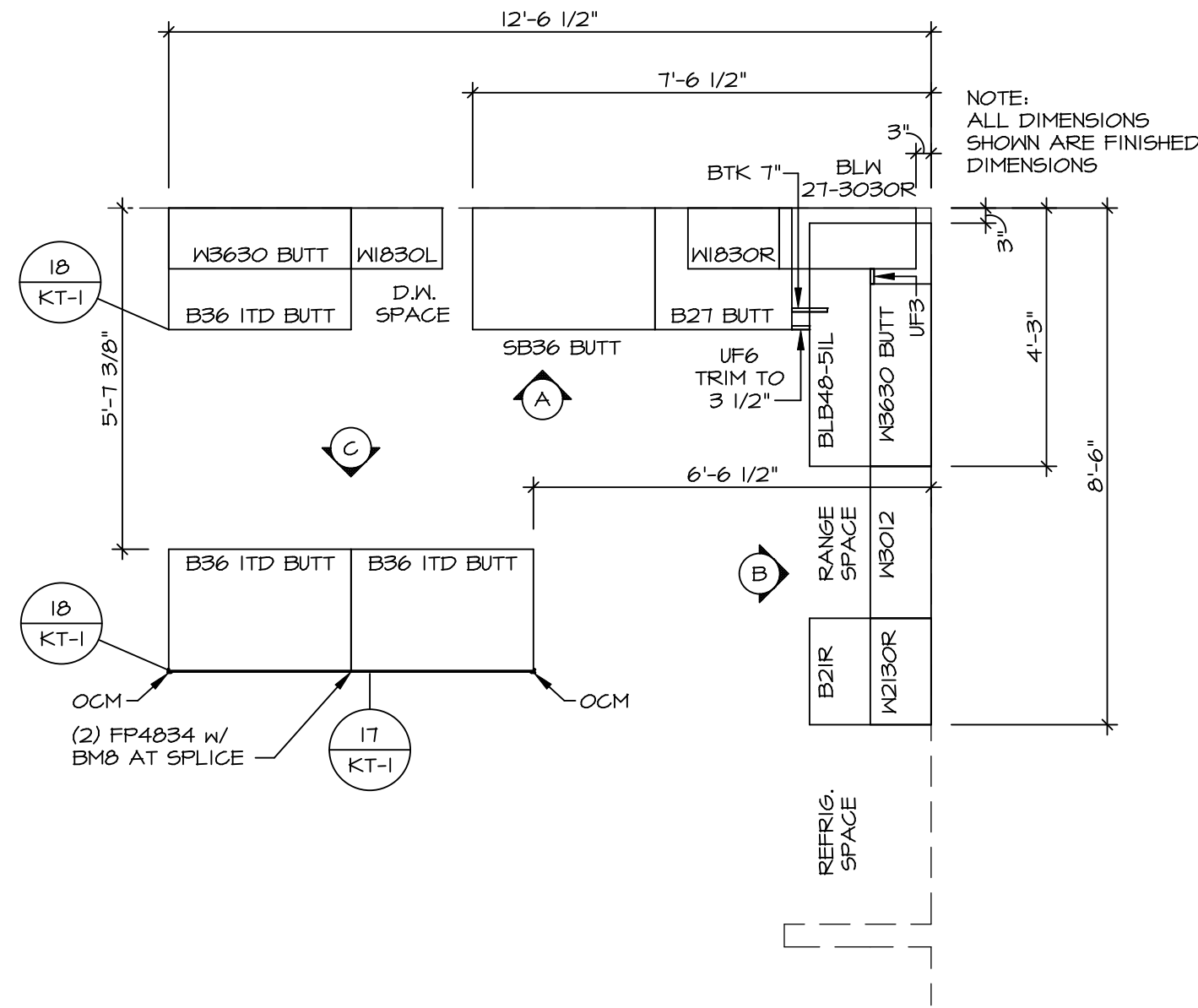
DIV-COMM-LOT-UNIT  
DCY-VC-5616  
COM-LOT  
WRIGHT LANDING - 5616  
STREET ADDRESS  
5016 WRIGHT WAY  
CITY  
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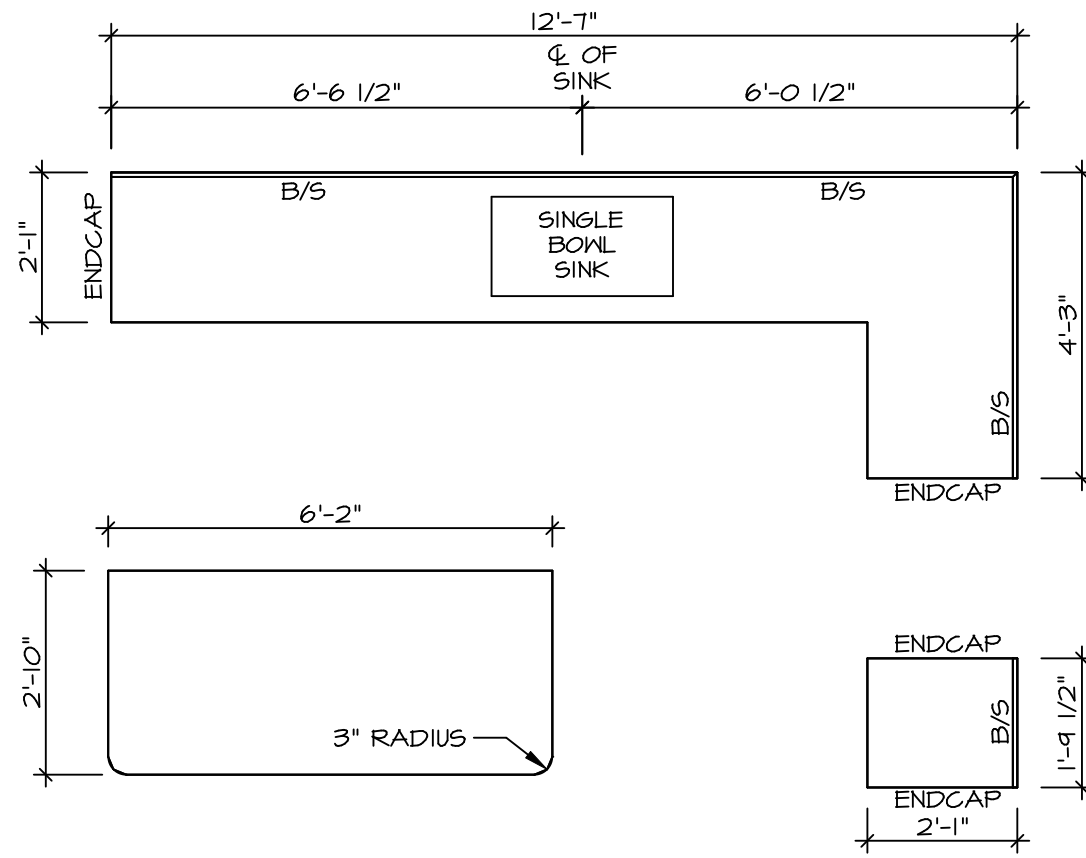
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NVR, Inc., Suite 100  
5285 Westview Drive  
Fresno, CA 93725

SET NO. EMM00  
VERSION 01  
DRAWN BY  
DATE:  
OPTION  
DRAWING TITLE  
SECOND FLOOR PLAN  
OPTION DESCRIPTION

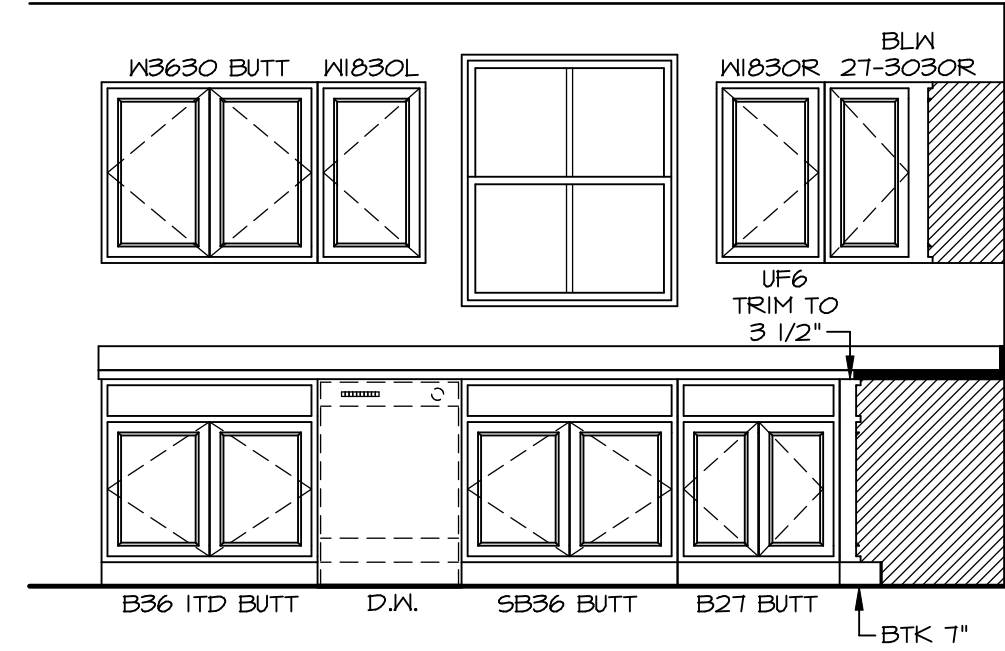
SHEET NO.  
A-8  
10



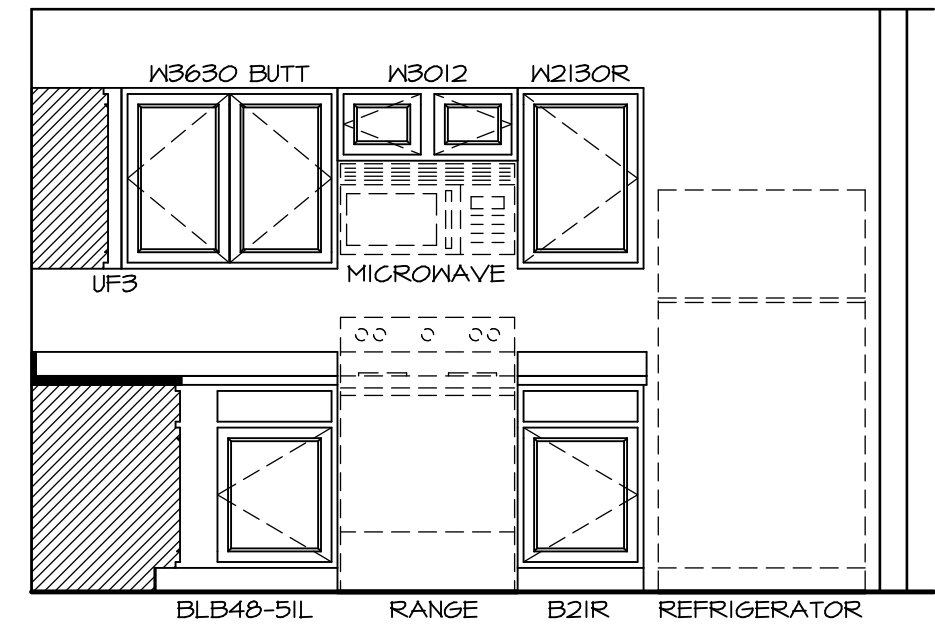
1 KITCHEN CABINET PLAN (KC-3644)  
SCALE: 3/8" = 1'-0"



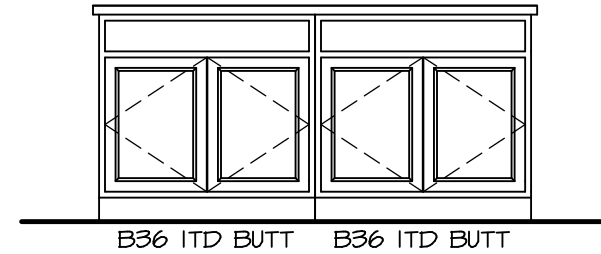
2 KITCHEN COUNTERTOP PLAN (KT-3644)  
SCALE: 3/8" = 1'-0"



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



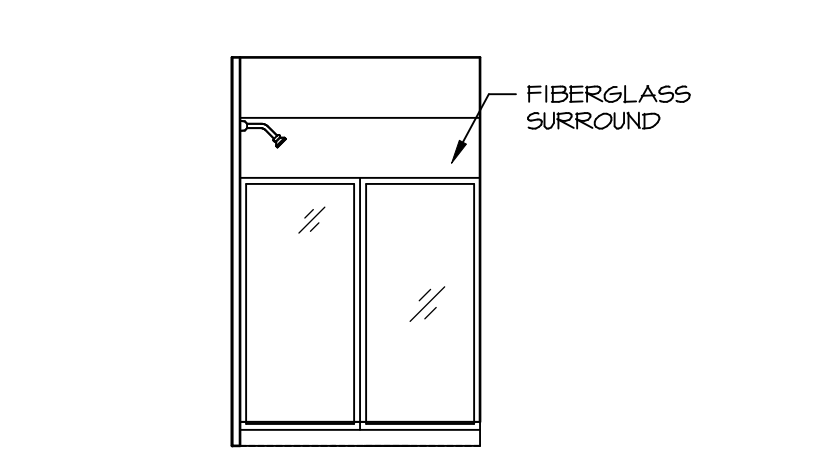
B KITCHEN ELEVATION  
SCALE: 3/8" = 1'-0"



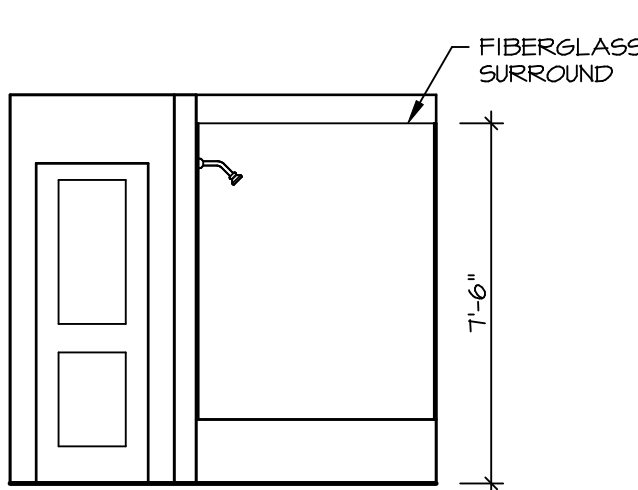
C KITCHEN ELEVATION  
SCALE: 3/8" = 1'-0"

- NOTES:
- CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
  - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOULDING, REFER TO STANDARD DETAIL (11KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
  - ALL (UF\*) FILLERS ARE TO BE "TRIM TO FIT".

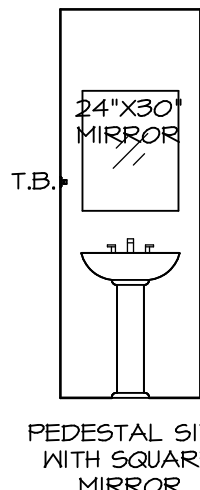
SHEET NO. <b>A-12</b>	MODEL <b>ELM</b> DRAWING TITLE <b>KITCHEN</b>	SET NO. <b>ELM000</b>	<div><div><div><b>NVR</b></div><div><div>NVR, Inc.</div><div>5285 Westview Drive, Suite 100</div><div>Frederick, MD 21703</div></div></div></div>	<div>©NVR, Inc. The owner expressly reserves its copyright and other property rights in the design of the project. These plans are not to be reproduced, changed, or modified in any way without the written consent of NVR, Inc.</div>	DIV-COMM-LOT-UNIT <b>DCY-VC-5616</b>			
		DRAWN BY			COMM-LOT <b>WRIGHT LANDING - 5616</b>			
		DATE:			STREET ADDRESS <b>5016 WRIGHT WAY</b>			
		OPTION			CITY <b>DAYTON</b>	STATE <b>OH</b>	ZIP <b>45434</b>	



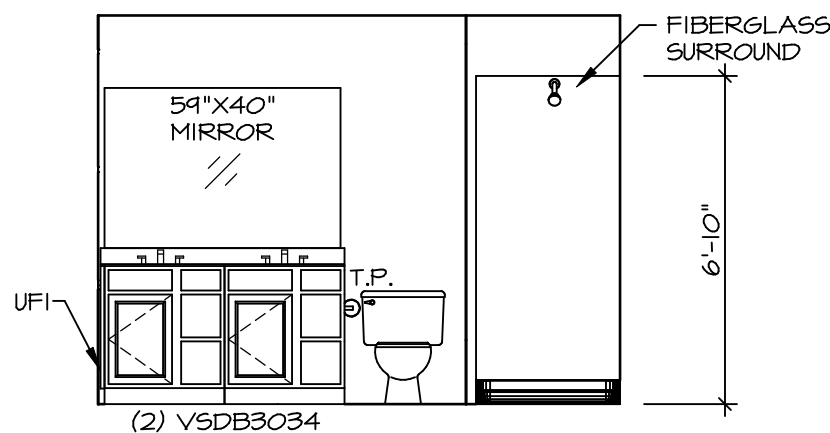
**F** OWNER'S BATH  
SCALE: 1/4" = 1'-0"



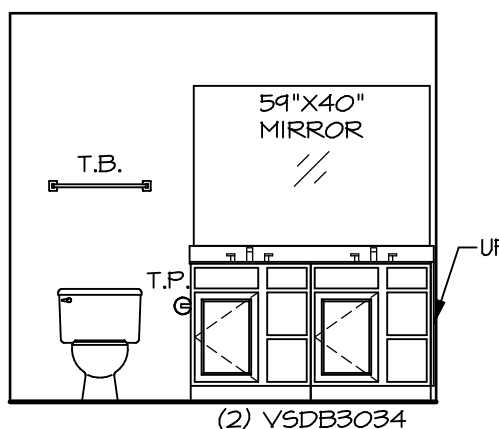
**D** BATH #1  
SCALE: 1/4" = 1'-0"



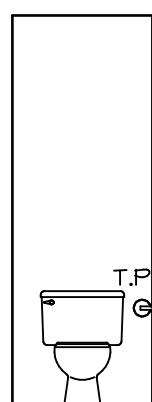
**B** POWDER ROOM  
SCALE: 1/4" = 1'-0"



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



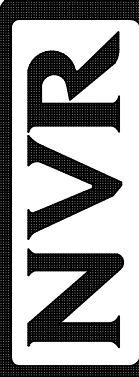
**C** BATH #1  
SCALE: 1/4" = 1'-0"



**A** POWDER ROOM  
SCALE: 1/4" = 1'-0"

- 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. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.
  4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.

SHEET NO. <b>A-13</b>	MODEL <b>ELM</b> DRAWING TITLE <b>BATH ELEVATIONS</b>	SET NO. EVM00	VERSION 01
		DRAWN BY	DATE:
14	OPTION DESCRIPTION	OPTION	



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DIV-COMM-LOT-UNIT <b>DCY-VC-5616</b>			
COMM-LOT <b>WRIGHT LANDING - 5616</b>		APT. NO. <b>201</b>	
STREET ADDRESS <b>5016 WRIGHT WAY</b>		STATE <b>OH</b>	
CITY <b>DAYTON</b>		ZIP <b>45424</b>	