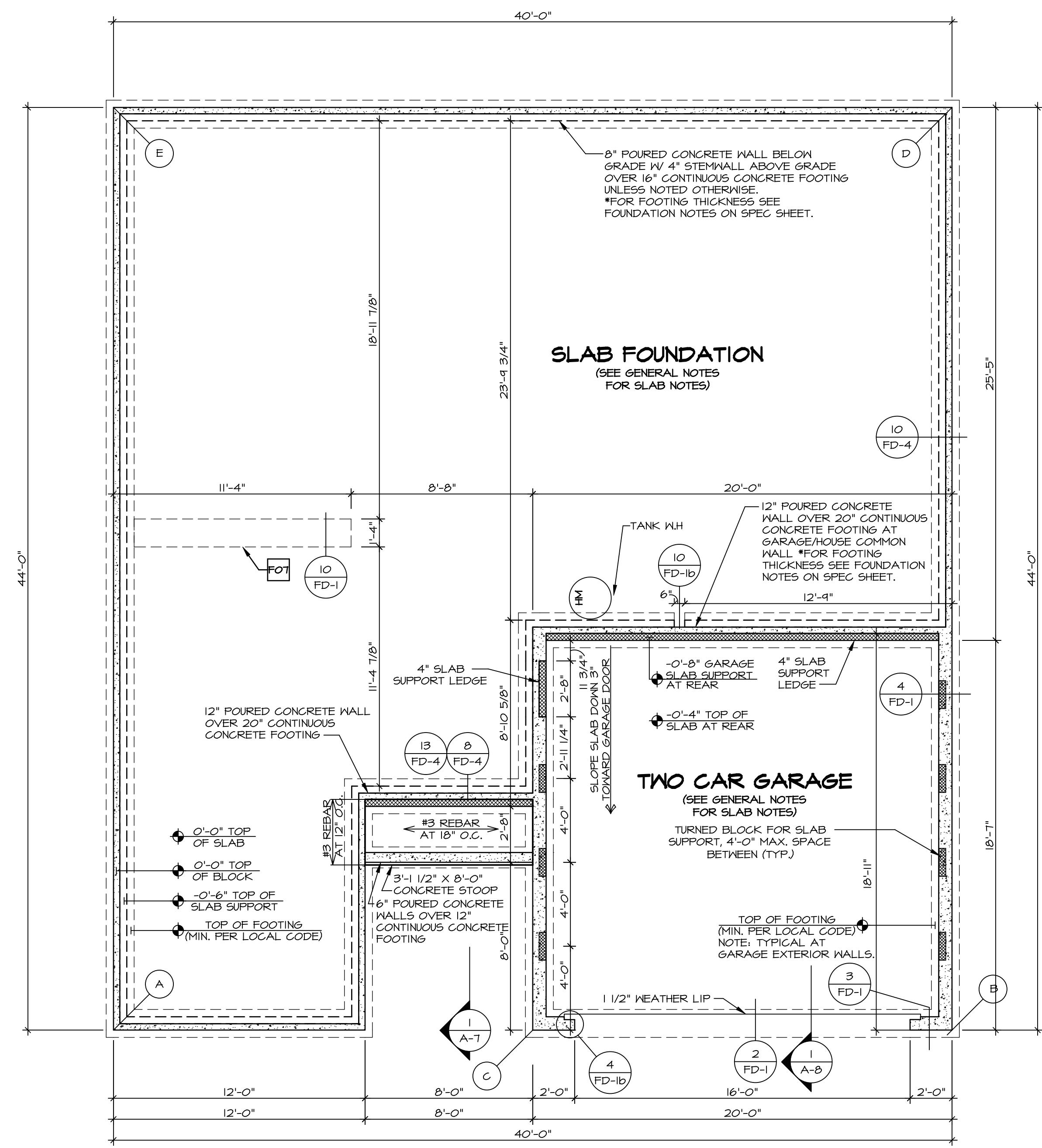


FOUNDATION DIAGONALS				
A		B		
A	0"	A	34'-9 3/16"	
B	34'-9 3/16"	B	0"	
C	20'-0"	C	14'-4 3/16"	
D	54'-5 9/16"	D	44'-2 21/32"	
E	44'-0"	E	54'-5 25/32"	

PAD FOOTING SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENG. NUM.	REMARKS
FO1	10'-4 3/16"	1'-4"	0'-8"		



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

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

SEE FC DETAILS FOR FRAMING CONNECTORS

FOUNDATION NOTES - SLAB	
1.	FOUNDATION UNDER HABITABLE SPACE: CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
2.	FOUNDATION UNDER GARAGE: UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
3.	SEE SHEET (A-4) FOR FOUNDATION CONNECTION INFORMATION
4.	SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION. SEE 6B-1 FOR DETAILS.

DIV-COMM-LOT-UNIT  
**DCY-VC-5639**  
 COMM-LOT  
 WRIGHT LANDING - 5639  
 STREET ADDRESS  
 6018 AVIATION TRAIL  
 CITY DAYTON STATE OH ZIP 45424  
 APT. NO. ---

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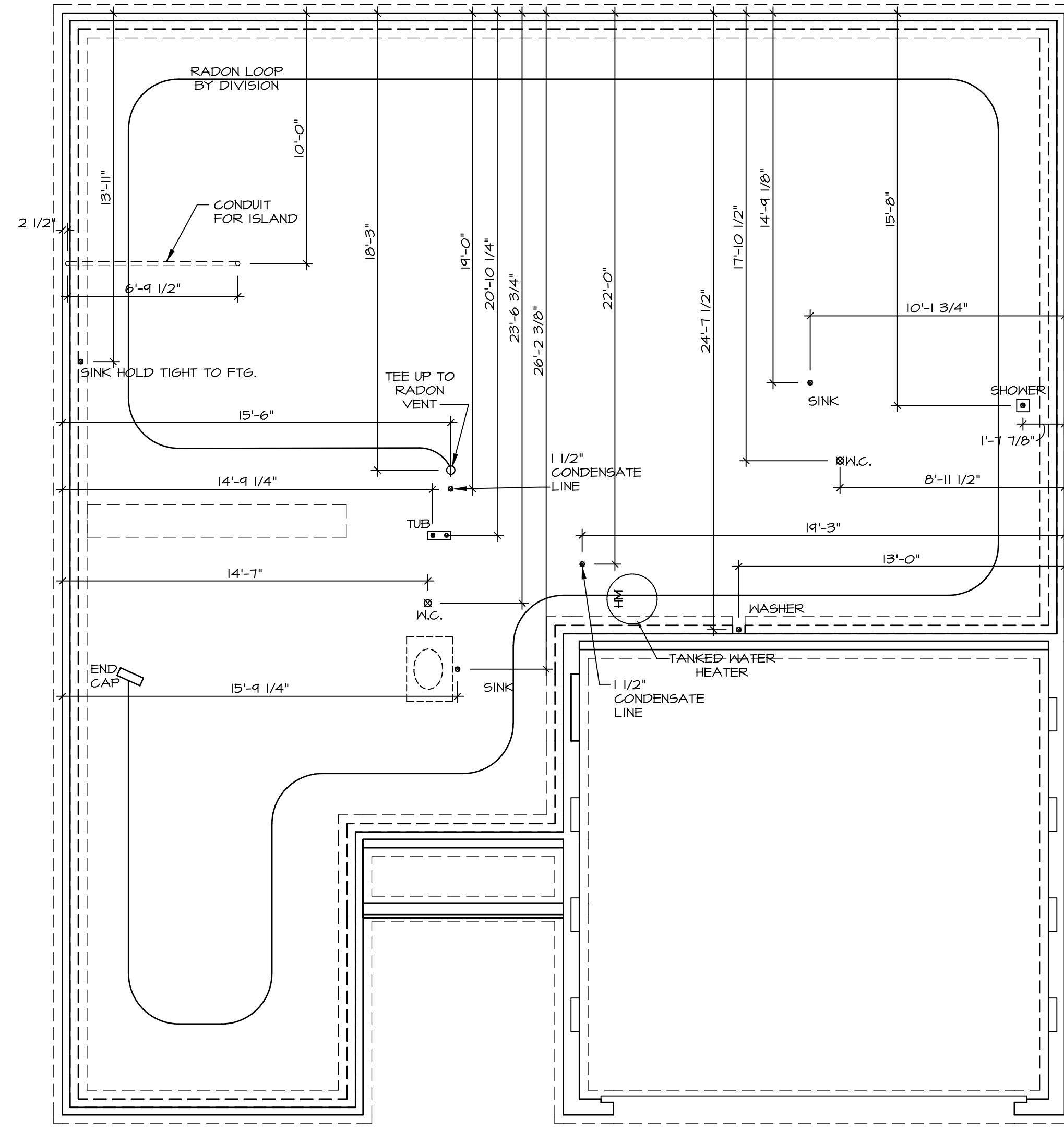
**NVR**  
 NVR, Inc. Suite 100  
 Frederick, MD 21703  
 5285 Washburn Rd.

SET NO. SPC00  
 VERSION 01  
 DRAWN BY  
 DATE:  
 OPTION

MODEL SPRUCE  
 DRAWING TITLE FOUNDATION PLAN  
 OPTION DESCRIPTION

SHEET NO. A-2  
 3

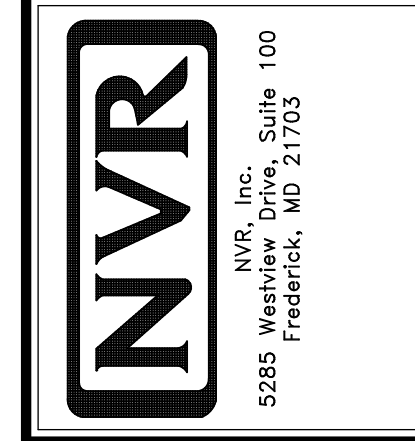
C:\NVR\Solves\SPRUCE\_SPC00\_01\DCY-VC-5639\2420133\Sheets\Lot\_Specific\A-2\_FD\_NLS (FSA).dwg 11/07/21 - 3:58 pm



**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  
 - SCREWS 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.

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

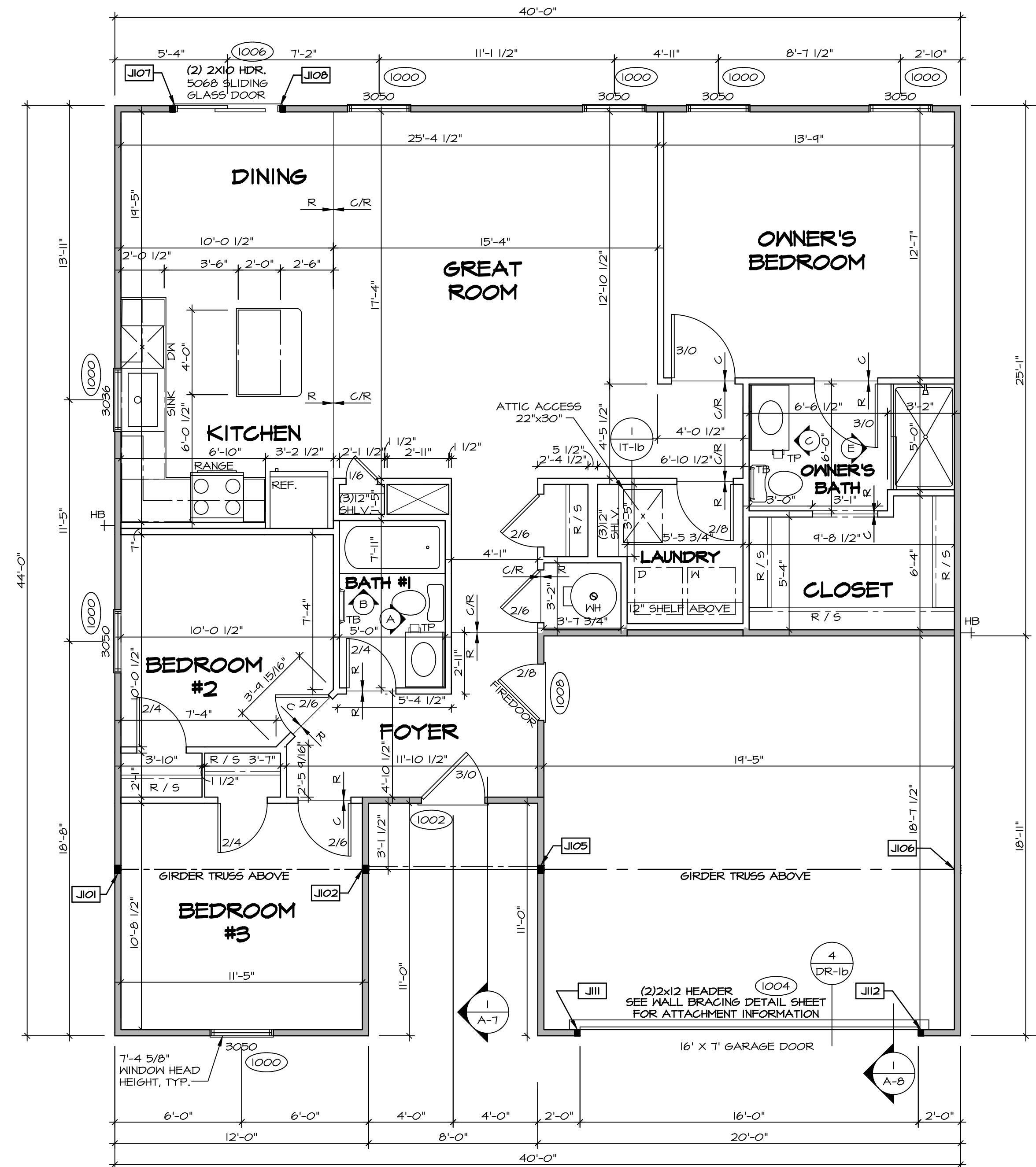
SHEET NO. <b>A-4</b>	MODEL <b>SPRUCE</b>	SET NO. <b>SPCOO</b>	VERSION <b>01</b>
	DRAWING TITLE <b>PLUMBING PLAN</b>	DRAWN BY <b>RLC</b>	DATE: <b>12/30/14</b>
	OPTION DESCRIPTION	OPTION	
<b>5</b>			



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DIV-COMM-LOT-UNIT <b>DCY-VC-5639</b>	
COMM-LOT	APT. NO.
STREET ADDRESS <b>WRIGHT LANDING - 5639</b>	
CITY <b>DAYTON</b>	STATE <b>OH</b>
	ZIP <b>45424</b>

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
J101	JACK - (3) 2X4 SFF STUD GRADE		1010	
J102	JACK - (3) 2X4 SFF STUD GRADE		1010	
J105	JACK - (3) 2X4 SFF STUD GRADE	F5A	1010	
J106	JACK - (3) 2X4 SFF STUD GRADE	F5A	1010	
J107	JACK - (2) 2X4 SFF STUD GRADE		1006	
J108	JACK - (2) 2X4 SFF STUD GRADE		1006	
J111	JACK - (2) 2X4 SFF STUD GRADE	F5A	1004	
J112	JACK - (2) 2X4 SFF STUD GRADE	F5A	1004	



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

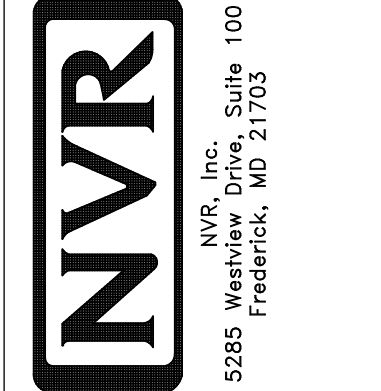
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
	SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES** RYAN
- 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.
  - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHINGS, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
  - HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
  - SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
  - SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
  - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  - ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO GRIPPLES 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, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

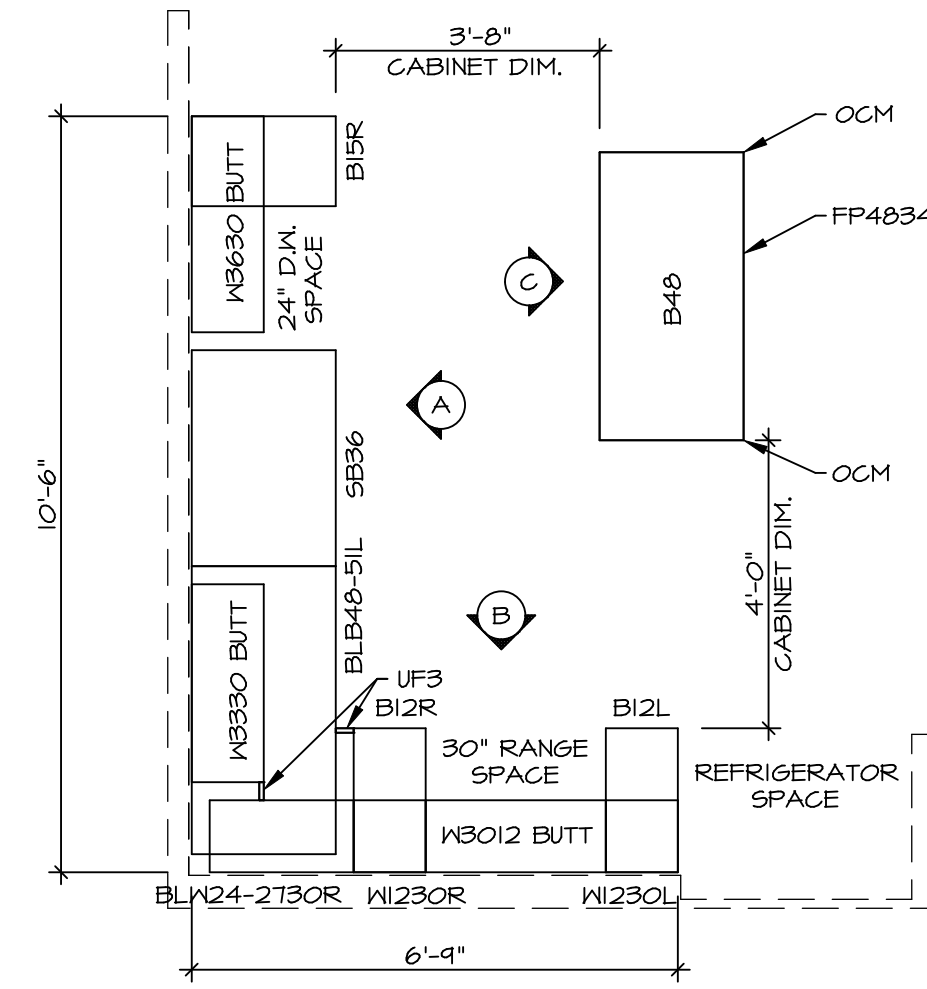
BIV-COMM-LOT-UNIT  
**DCY-VC-5639**  
COMM-LOT  
MRIGHT LANDING - 5639  
STREET ADDRESS  
6018 AVIATION TRAIL  
CITY DAYTON STATE OH ZIP 45424

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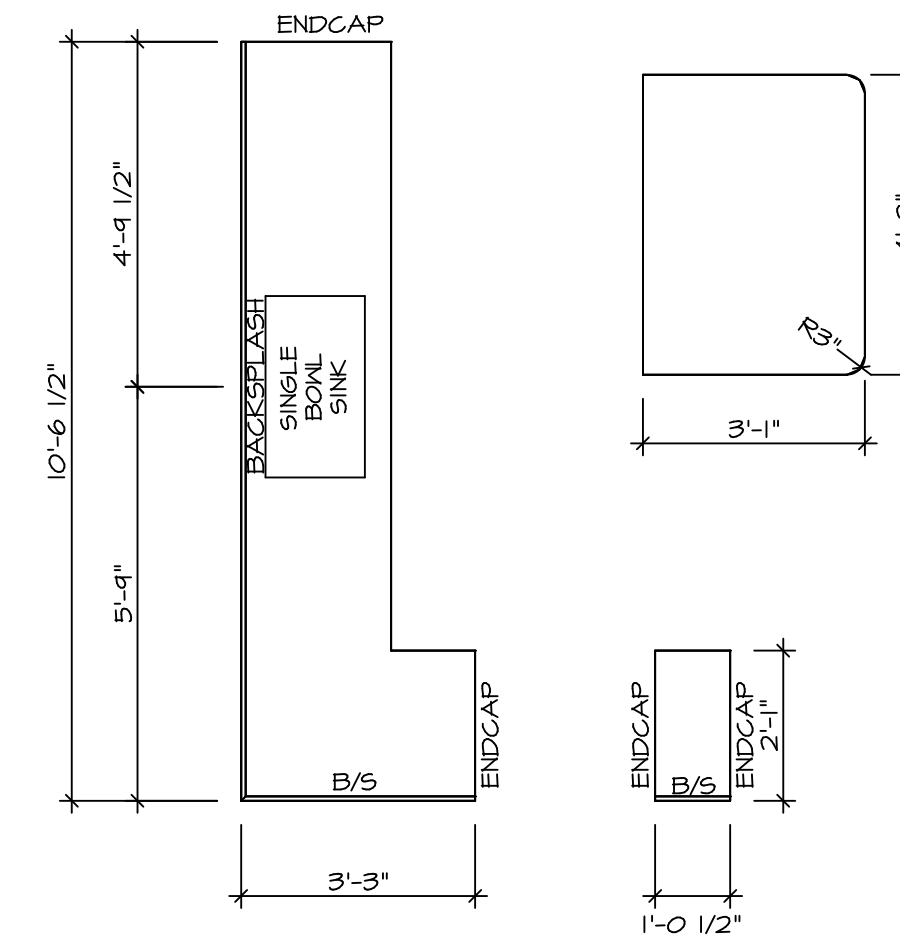


SET NO. SPC00  
VERSION 01  
DRAWN BY SGA  
DATE: 12/14/14  
OPTION

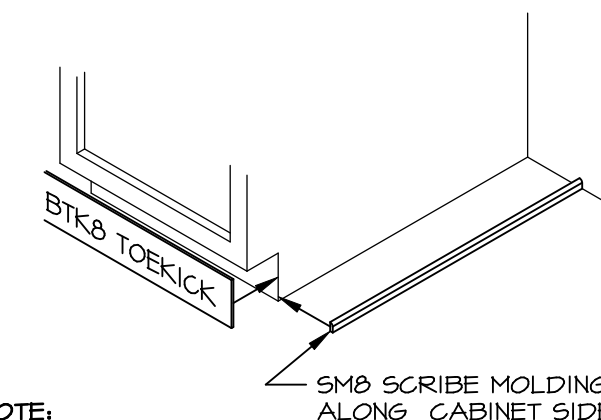
MODEL: SPRUCE  
DRAWING TITLE: FIRST FLOOR PLAN  
SHEET NO. A-6  
OPTION DESCRIPTION: 7



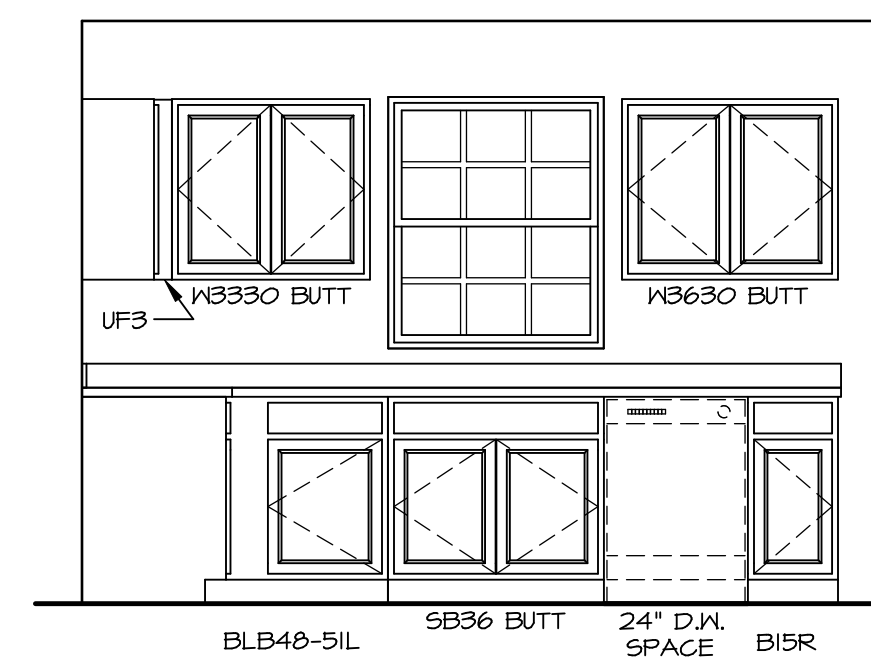
1  
A-II  
**KITCHEN CABINET PLAN / KC-364I**  
SCALE: 3/8" = 1'-0" KITCHEN VENTILATION RE-CIRCULATING \*KFI\*



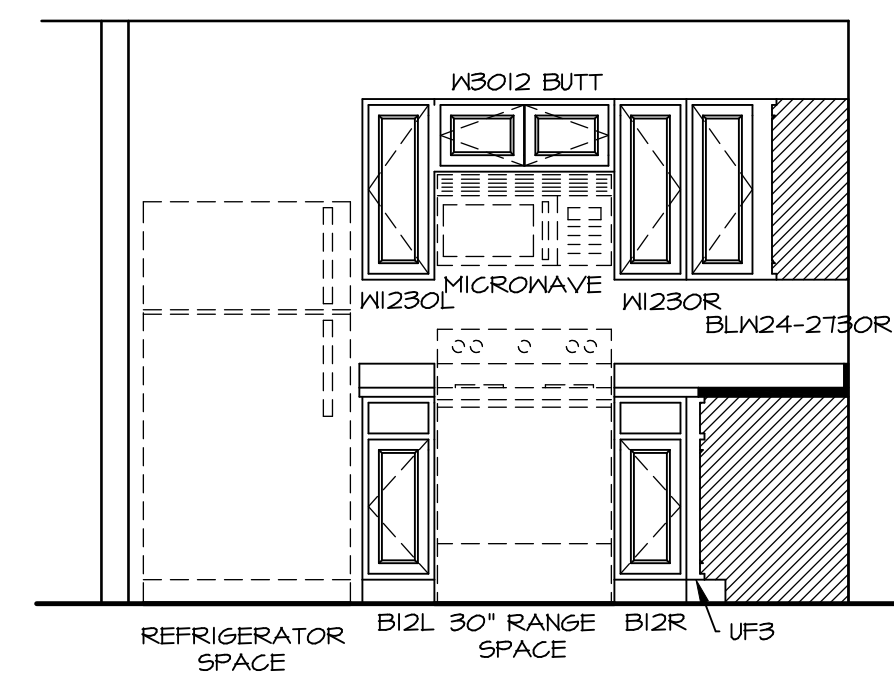
2  
A-II  
**KITCHEN COUNTERTOP PLAN KT-364I**  
SCALE: 3/8" = 1'-0"



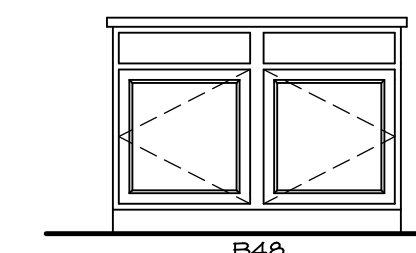
3  
A-II  
**TOEKICK / SCRIBE DETAIL**  
SCALE: 3/4" = 1'-0"



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



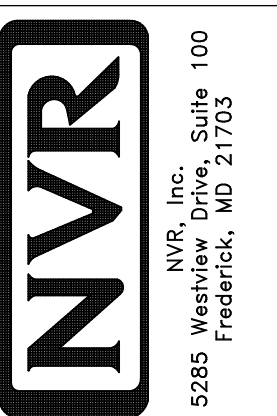
B  
**CABINET ELEVATION**  
SCALE: 3/8" = 1'-0" \*KFI\*



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

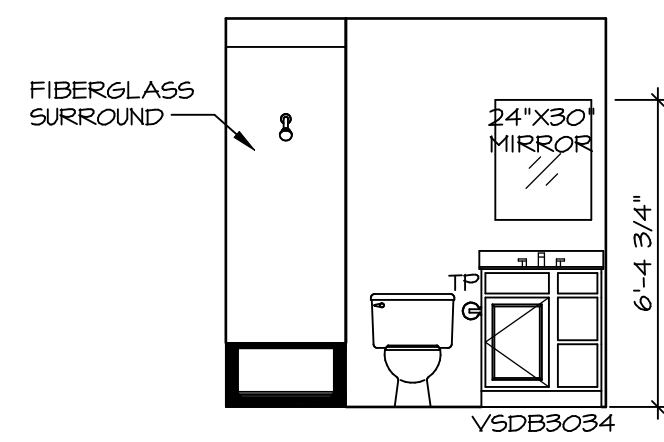
**NOTES:**  
1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.  
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.  
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

SHEET NO.	A-II
MODEL	SPRUCE
DRAWING TITLE	KITCHENS
OPTION DESCRIPTION	II
SET NO.	SPFC00
VERSION	01
DRAWN BY	RJC
DATE	12/23/15
OPTION	

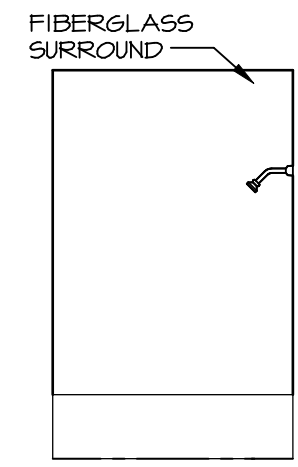


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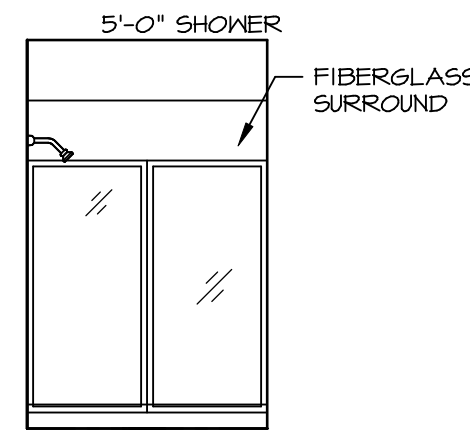
BIV-COMM-LOT-UNIT	DCY-VC-5639
COMM-LOT	WRIGHT LANDING - 5639
STREET ADDRESS	6018 AVIATION TRAIL
CITY	DAYTON
STATE	OH
ZIP	45424
APT. NO.	----



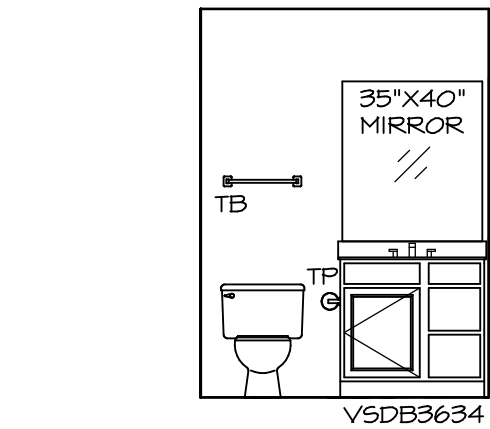
**A BATH #1**  
SCALE: 1/4" = 1'-0"



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



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

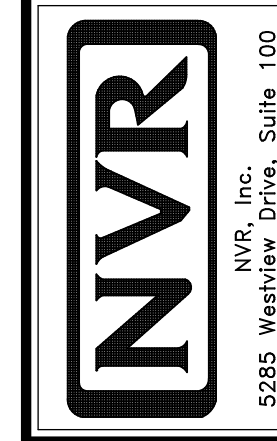


**C OWNER'S BATH**  
SCALE: 1/4" = 1'-0"

**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 V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.

SHEET NO.	<b>A-12</b>
MODEL	<b>SPRUCE</b>
SET NO.	SPC00
VERSION	01
DRAWN BY	SGA
DATE	12/19/14
OPTION	



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DIV-COMM-LOT-UNIT	
<b>DCY-VC-5639</b>	
COMM-LOT	
WRIGHT LANDING - 5639	
STREET ADDRESS	
6018 AVIATION TRAIL	
CITY	DAYTON
STATE	OH
ZIP	45424