

NOTICE TO CONTRACTOR  
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED  
Limited building only review  
Permit holder responsible for  
full compliance with the code

07/01/2020

*[Signature]*



# ELM

DIV-COMM-LOT-UNIT -----		
COMM-LOT -----		
STREET ADDRESS -----		APT. NO. -----
CITY -----	STATE -----	ZIP -----



NVR, Inc.  
5285 Westview Drive, Suite 100  
Frederick, MD 21703

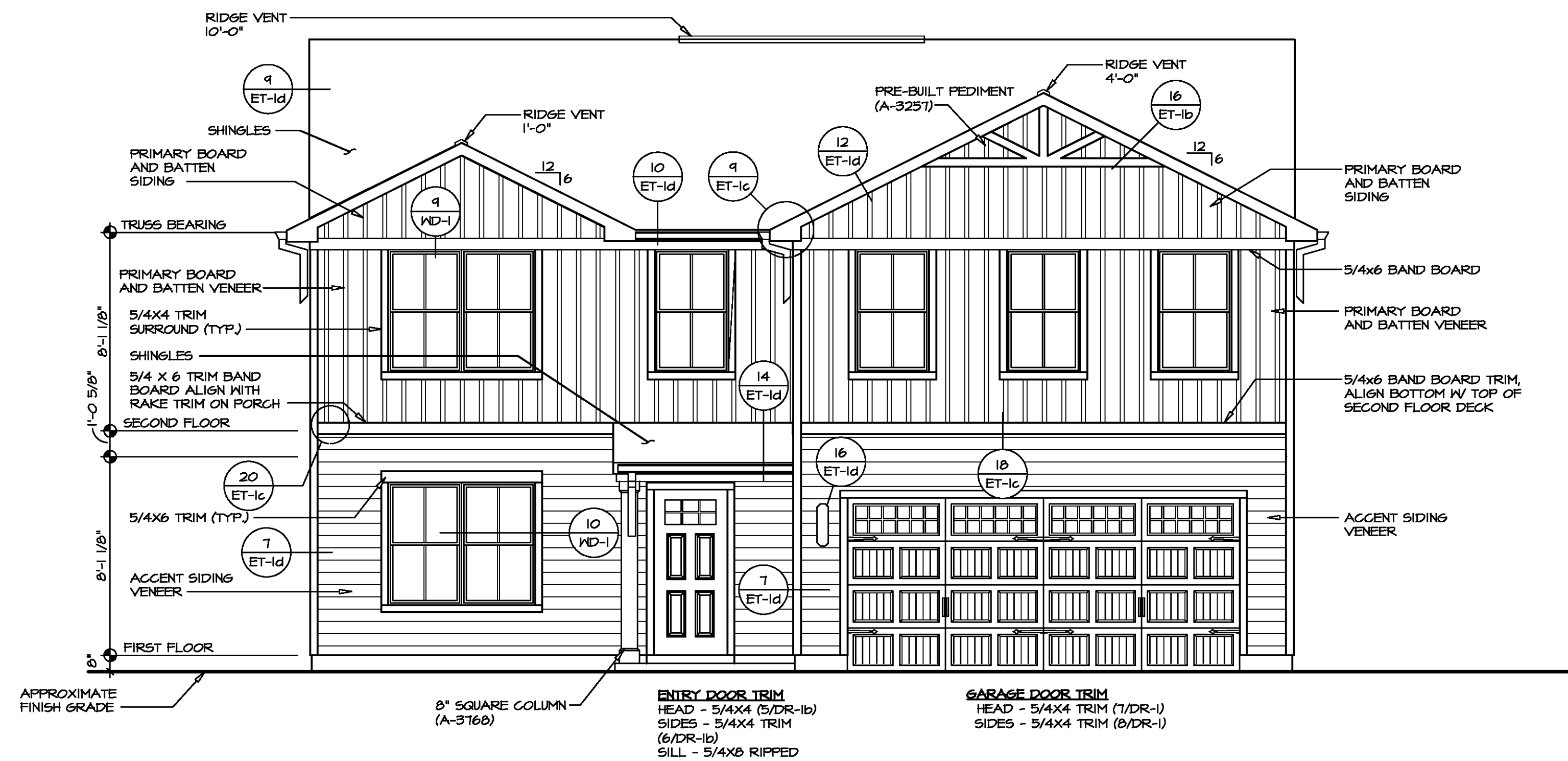
SPEC SHEET	SLAB FOUNDATION										STANDARD DETAILS	
	STD. DWGS.											
SPEC SHEET	SS-1											AD-1
ELEVATIONS	4											DR-1
FOUNDATIONS	5											DR-1b
FOUNDATION HOLD DOWNS	6											
PLUMBING	7											ET-1b
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ROOF FRAMING	20											
TRUSS BRACING	21											F-1
WALL BRACING	22											F-1b
												FA-1
												FC-1
												FD-1
												FD-1b
												FD-4
												IT-1
												IT-2
												JT-1
												JT-1b
												JT-2
												JT-3
												JT-3b
												KT-1
												RF-1
												RF-1b
												RF-1c
												SEP-1
												SEP-2
												SEP-3
												SEP-4
												SP-1
												SP-2
												SP-3
												ST-1
												WB-1
												WB-1b
												WD-1
												WS-1
												WS-1b
												WS-1c

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	901 SF
	901 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1302 SF
	1302 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
TWO CAR GARAGE	402 SF
	402 SF
TOTAL FINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	901 SF
2ND FLOOR (BASE SF)	1302 SF
	2203 SF

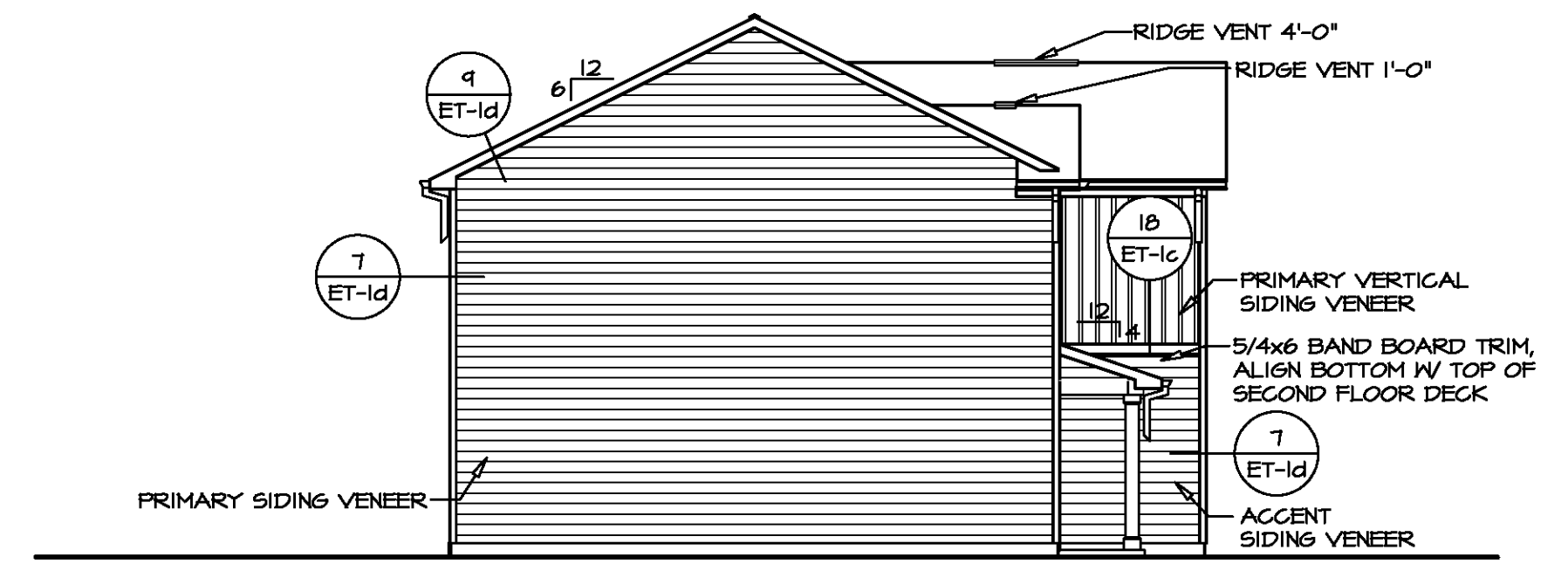
SET - VERSION  
EMM00 - 01 CS-1

V:\As-Sold\2-Jobs\ASD\2020 1stHalf-Complete\RH\DETACHED\ELM\EMM00\_01\ELL\_P\_03\_0084\CS-1 COVERSHEET.dwg 06/18/20 - 10:54 am

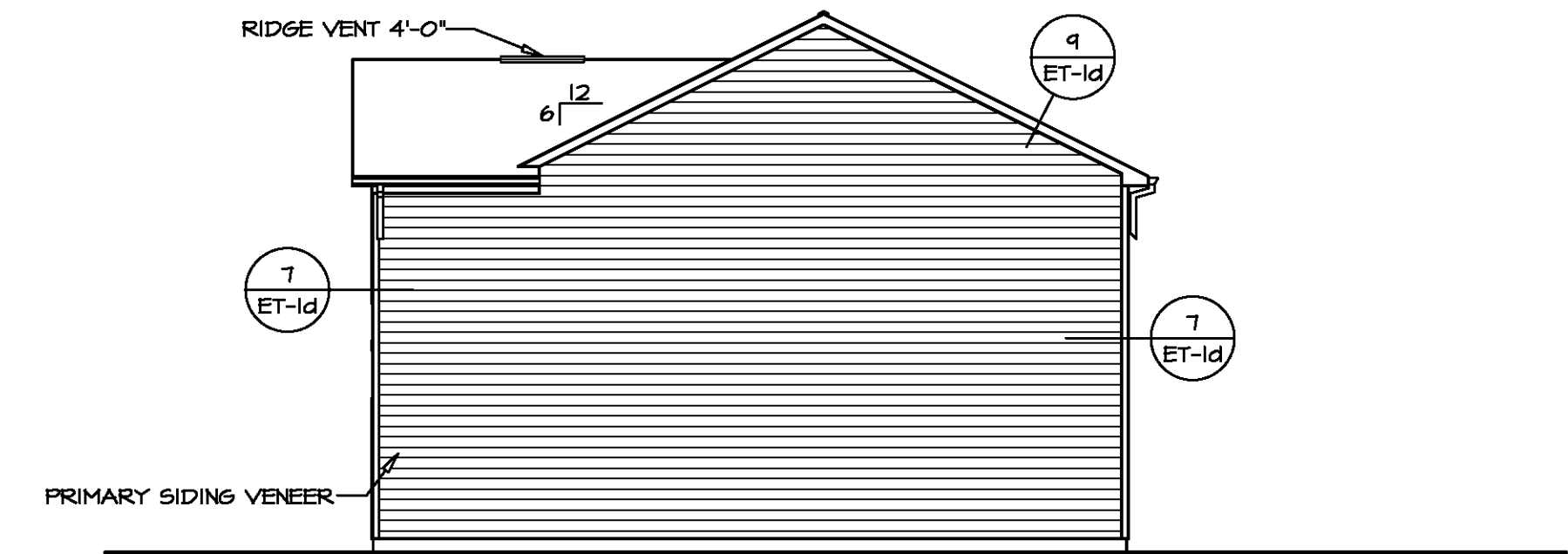




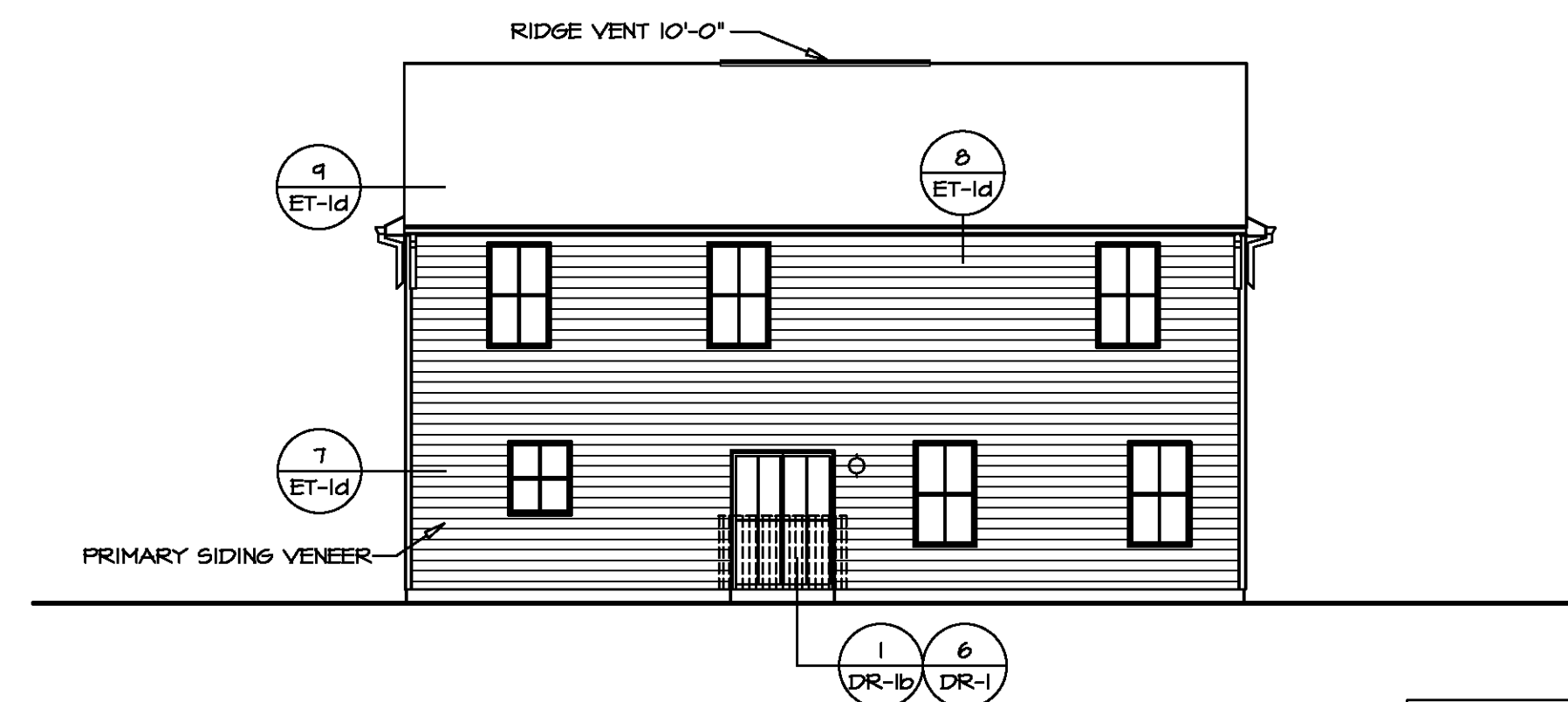
**1 FRONT ELEVATION "L"**  
SCALE: 1/4" = 1'-0"



**4 LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



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



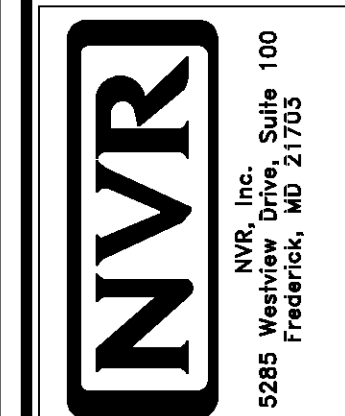
**2 REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

**NOTE:**  
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

**NOTE:**  
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

DIV-COMM-LOT-UNIT  
COM-LOT  
STREET ADDRESS  
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SET NO. EMM00  
VERSION 01  
DRAWING TITLE  
ELEVATIONS  
DRAWN BY  
DATE:  
OPTION  
FSM  
OPTION DESCRIPTION  
SLAB MONOLITHIC POUR FOUNDATION  
SHEET NO. A-1  
MODEL ELM  
DRAWING TITLE ELEVATIONS  
OPTION DESCRIPTION SLAB MONOLITHIC POUR FOUNDATION  
4



**LEGEND**

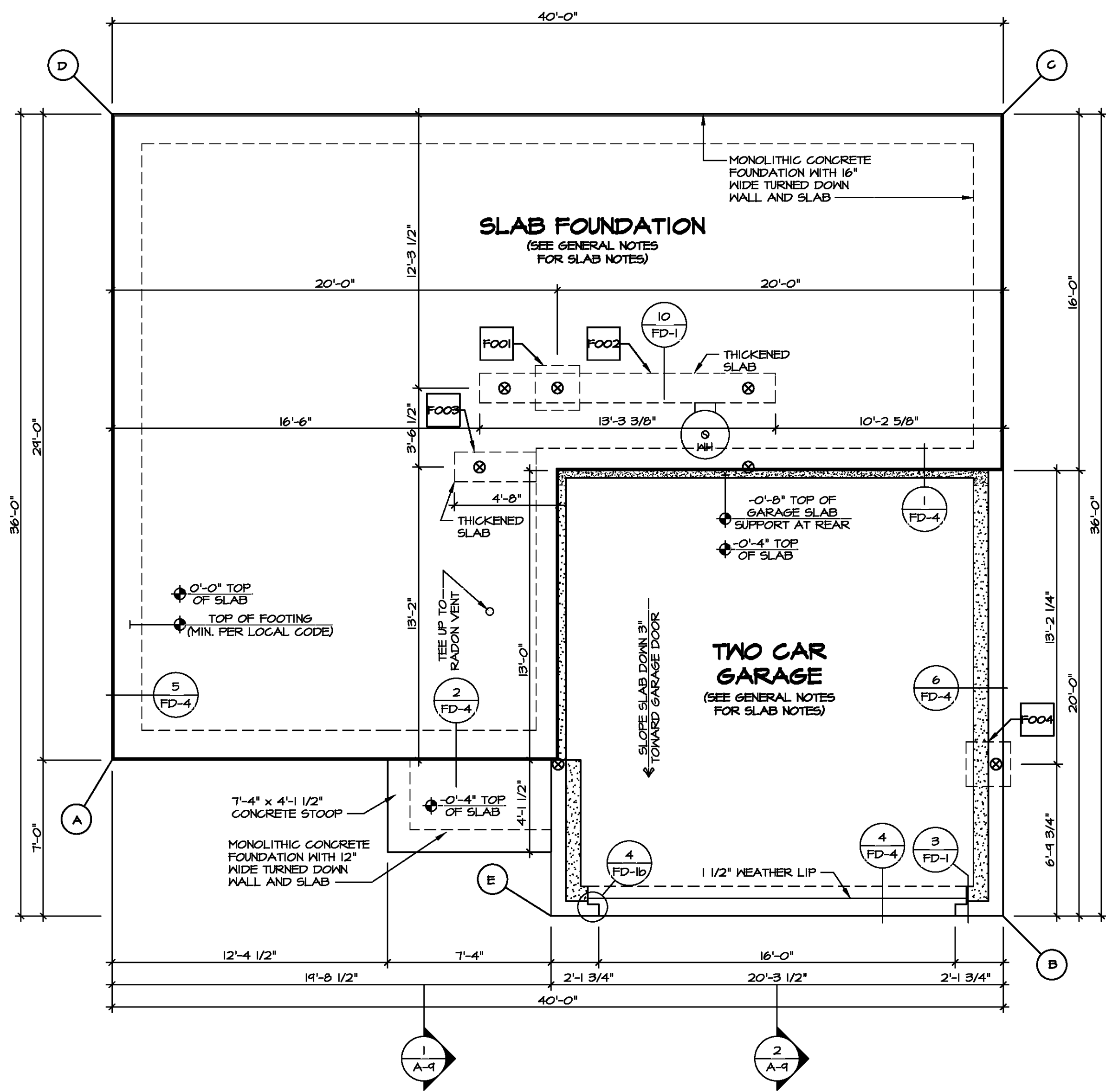
- BEARING WALL
- NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- C STEEL COLUMN
- X TRUSS TIE DOWN
- X PORTAL FRAME
- X JOIST/TRUSS
- LVL
- X ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- 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. 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)
  3. SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
  4. SLAB EDGE 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.

**PAD FOOTING SCHEDULE**

IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENS. NUM.	REMARKS
FOO1	2'-0"	2'-0"	1'-0"	50001	
FOO2	13'-3 3/8"	1'-4"	0'-8"	50001, 50002	
FOO3	3'-8"	1'-4"	0'-8"	50001	
FOO4	2'-0"	2'-0"	1'-0"	1021	



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

**FOUNDATION DIAGONALS**

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

DIV-COMM-LOT-UNIT

COMM-LOT

STREET ADDRESS

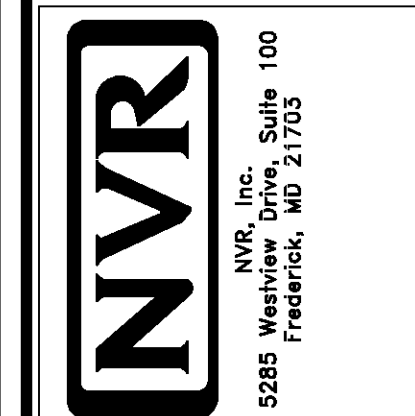
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SET NO. EMM00

VERSION 01

DRAWN BY

DATE:

OPTION FSA

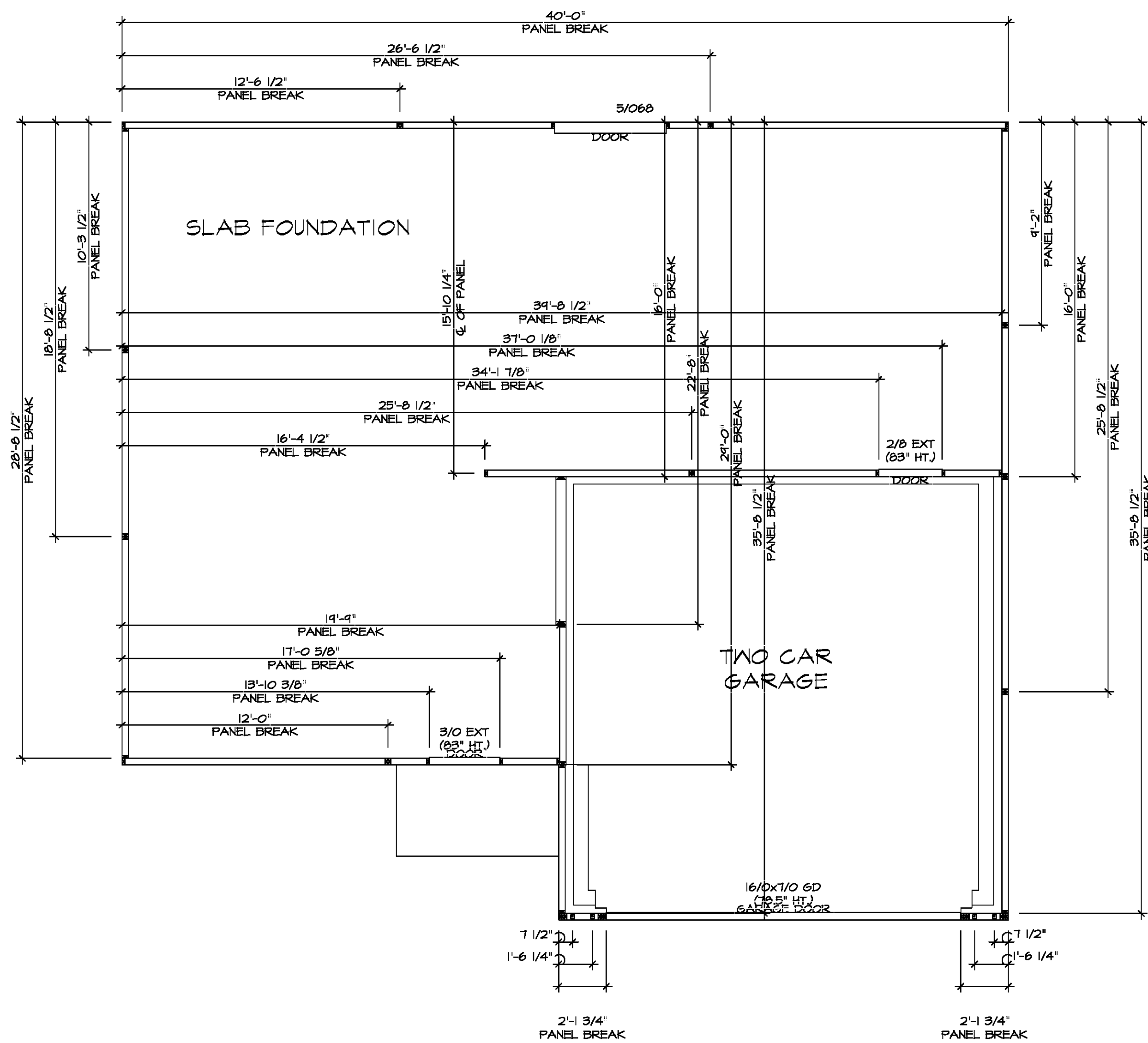
MODEL ELM

DRAWING TITLE FOUNDATION PLAN

OPTION DESCRIPTION SLAB FOUNDATION

SHEET NO. A-3

5



**FOUNDATION HOLD DOWN DETAILS**  
 SCALE: 1/4" = 1'-0"

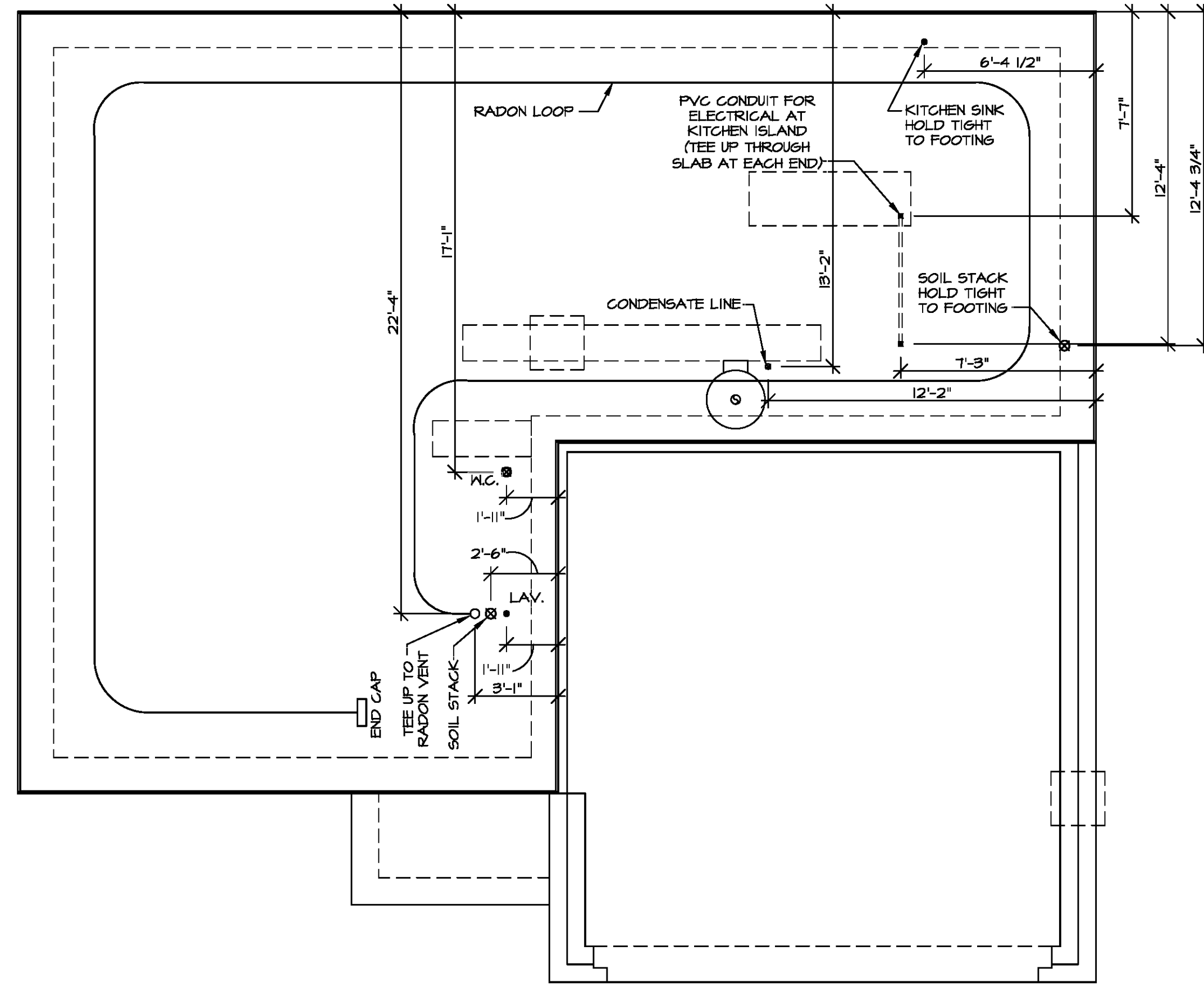
HOLD DOWN NOTES	
REFER TO DETAIL (4/FD-1) FOR HOLD DOWN OFFSET DIMENSIONS. REFER TO DETAIL (12/FD-1) FOR HOLD DOWNS ON CMU BLOCK.	
STRAP	1. ALL PANELS GREATER THAN 24" SHALL HAVE AN ANCHOR WITHIN 12" OF THE PANEL BREAKS / ENDS. (SEE DETAIL SHEET FF-1 FOR MORE INFORMATION ON ANCHOR DETAILS)  1. STRAP: a. ON FOUNDATION USE (STDH14) b. ON FLOOR SYSTEM USE (STDH14R) 2. ALL OTHER HOLD DOWN SEE DETAIL (MB-2) FOR MORE INFORMATION. 3. STRAP LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF STUDS
OR	
BOLT	1. 5/8" THREADED ROD 2. ALL OTHER HOLD DOWN SEE DETAIL (MB-2) FOR MORE INFORMATION. 3. BOLT LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF BOLT

DIV-COMM-LOT-UNIT	COMM-LOT	STREET ADDRESS	CITY	STATE	
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		APT. NO.			
		9549			

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 NVR, Inc.  
 5285 Westview Drive, Suite 100  
 Frederick, MD 21703

SET NO. EMM00	VERSION 01	DRAWN BY DLR	DATE 6/12/19	OPTION
MODEL ELM		DRAWING TITLE		
A-4		FOUNDATION HOLD DOWN DETAILS		
SHEET NO.	OPTION DESCRIPTION			
			6	

J:\PROJECTS\RYAN\HOME\ELM\_EMM00\_01\Sheets\Lot\_Specifs & A-4\_FDHD\_US.dwg\_06/16/20\_09:45 am



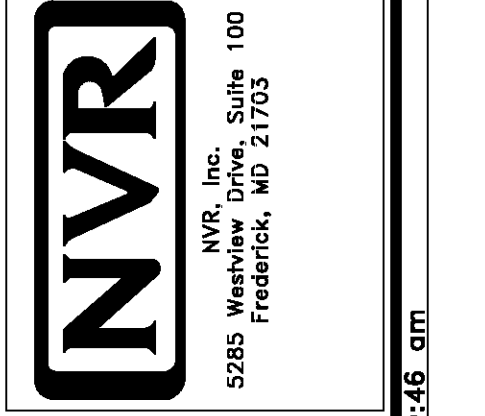
**PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

**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  
 - 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.

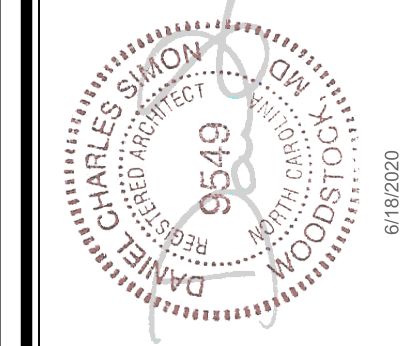


DIV-COMM-LOT-UNIT  
 COMM-LOT  
 STREET ADDRESS  
 CITY STATE ZIP

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



**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**
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK 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.
  3. 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.
  4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
  5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
  6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
  7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
  9. TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

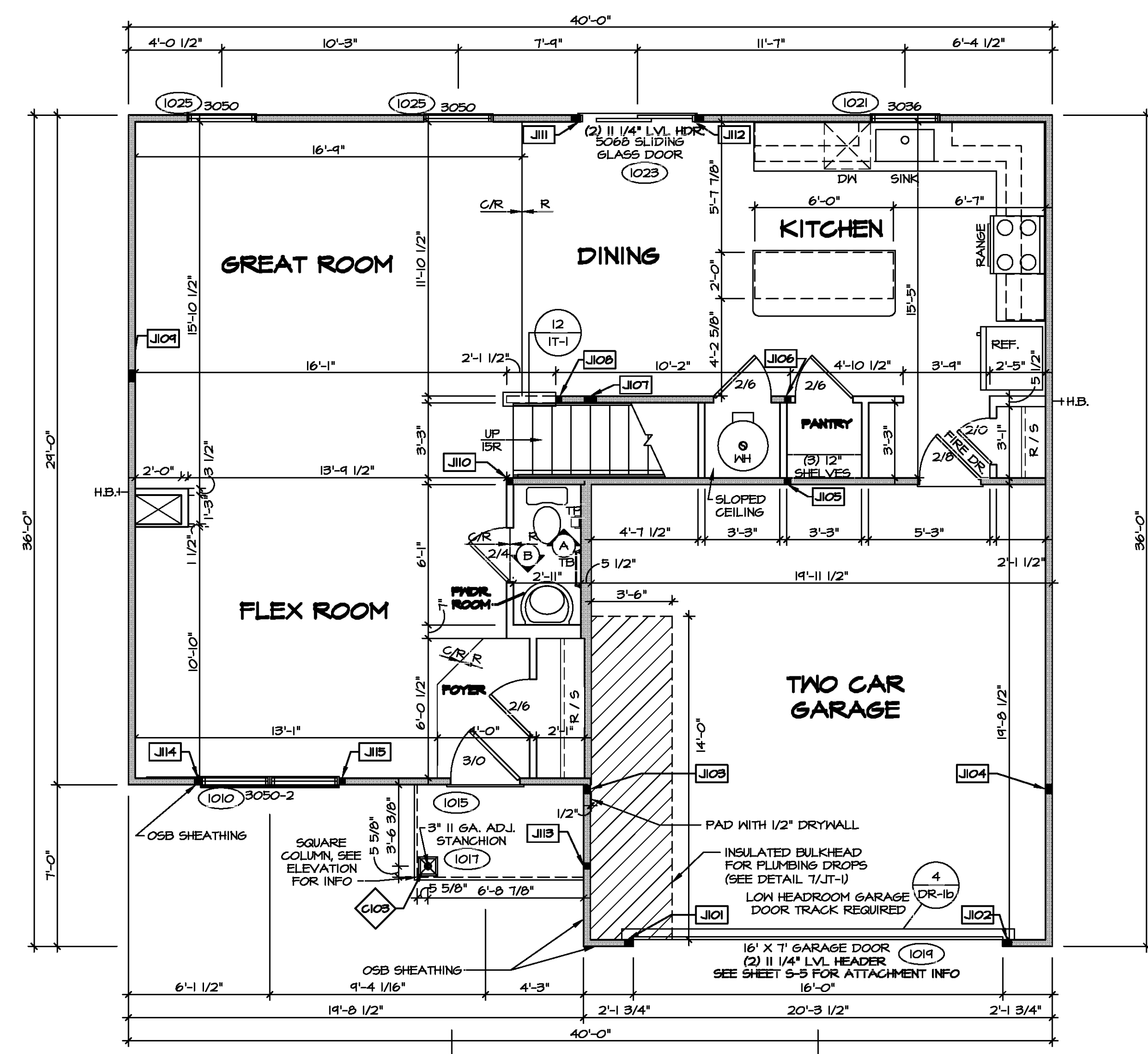
**GYPSUM NOTES**

AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-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-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED



**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	ENG. NUM.
J101	JACK - (3) 2X4 SFF STUD GRADE	1011
J102	JACK - (3) 2X4 SFF STUD GRADE	1011
J103	JACK - (3) 2X4 SFF#1	2004
J104	JACK - (3) 2X4 SFF#1	2004
J105	JACK - (2) 2X4 SFF STUD GRADE	1004
J106	JACK - (2) 2X4 SFF STUD GRADE	1004
J107	JACK - (4) 2X4 SFF STUD GRADE	1002
J108	JACK - (2) 2X4 SFF STUD GRADE	1020
J109	JACK - (4) 2X4 SFF STUD GRADE	1000
J110	JACK - (2) 2X4 SFF STUD GRADE	1006
J111	JACK - (3) 2X4 SFF STUD GRADE	1023
J112	JACK - (3) 2X4 SFF STUD GRADE	1023
J113	JACK - (2) 2X4 SFF STUD GRADE	1011
J114	JACK - (2) 2X4 SFF STUD GRADE	1010
J115	JACK - (2) 2X4 SFF STUD GRADE	1010

**STEEL COLUMN SCHEDULE**

IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C103	STANCHION PORCH - 3 IN DIA 116A ADJ	T-1 1/4"	1017	PSA

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

DIV-COMM-LOT-UNIT

COMMIT-LOT

STREET ADDRESS

CITY

STATE

APT. NO.

ZIP

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5285 Walkers Lane, Suite 100  
Frederick, MD 21703

SET NO. EMM00  
VERSION 01  
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DATE:  
OPTION

MODEL  
ELM  
DRAWING TITLE  
FIRST FLOOR PLAN  
OPTION DESCRIPTION

SHEET NO.  
A-7  
9

VAAS-StdV2-09a ASDA 2020 1stflr-Complete RIVA DETACHED ELM EMM00\_01 VELL\_P\_06\_00619 A-7 PLAN LS.dwg 06/18/20 - 10:54 am



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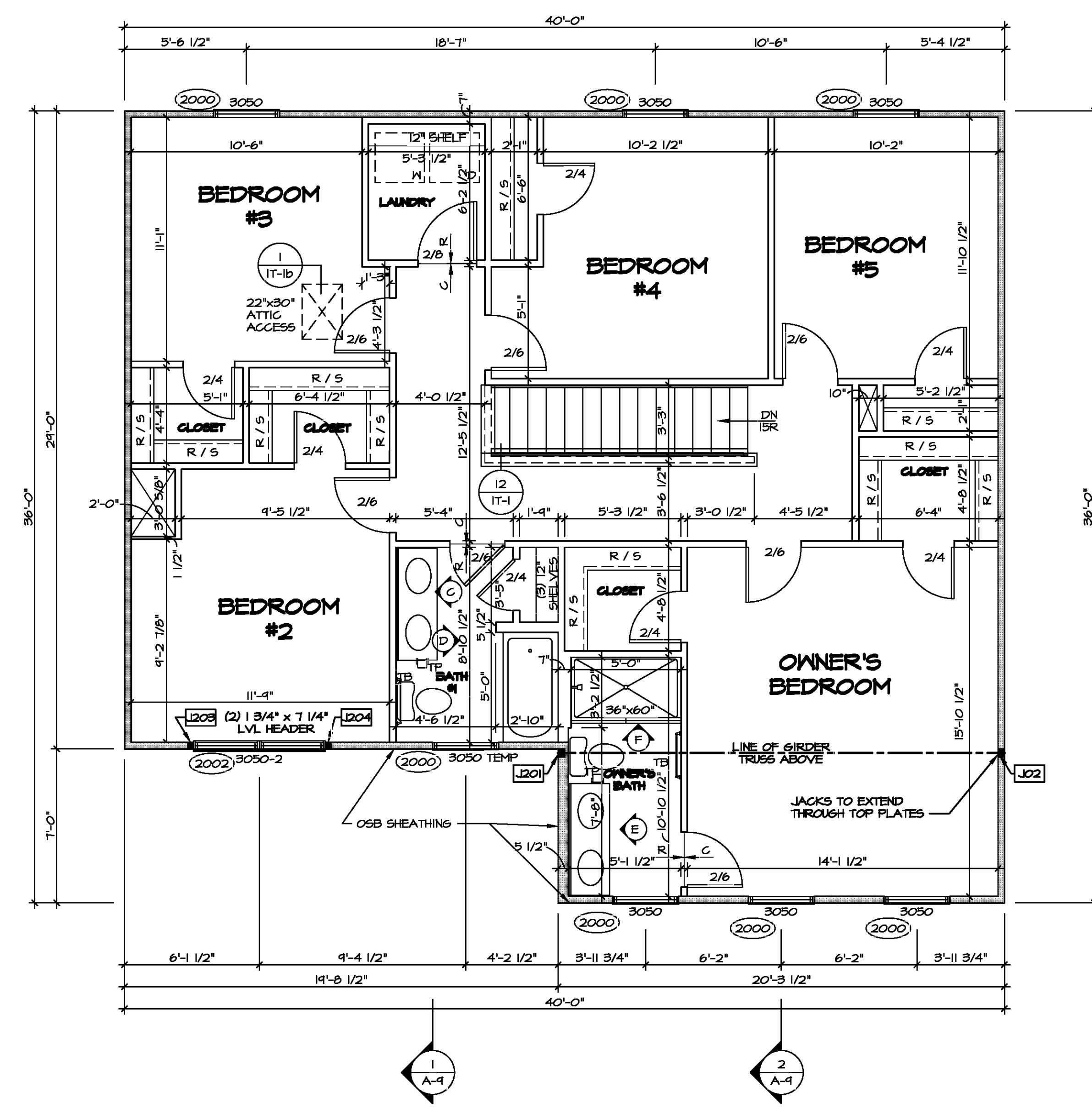
- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
1. ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (B) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  2. 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.
  3. 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.
  4. HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
  5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
  6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
  7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE PLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
  9. 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 T-4 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED



**SECOND FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	ENG. N.M.
J201	JACK - (3) 2X4 9F#1	2004
J202	JACK - (3) 2X4 9F#1	2004
J203	JACK - (2) 2X4 SFF STUD GRADE	2002
J204	JACK - (2) 2X4 SFF STUD GRADE	2002

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

DIV-COMM-LOT-UNIT

COM-LOT

STREET ADDRESS

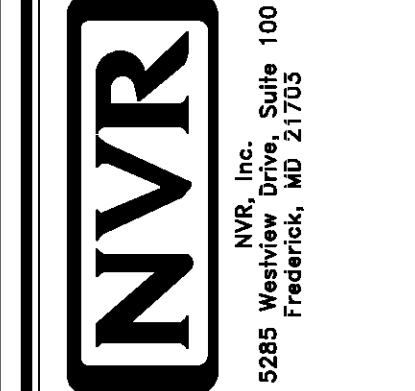
CITY

STATE

APT. NO.

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SET NO. EM000

VERSION 01

DRAWN BY

DATE:

OPTION

MODEL ELM

DRAWING TITLE

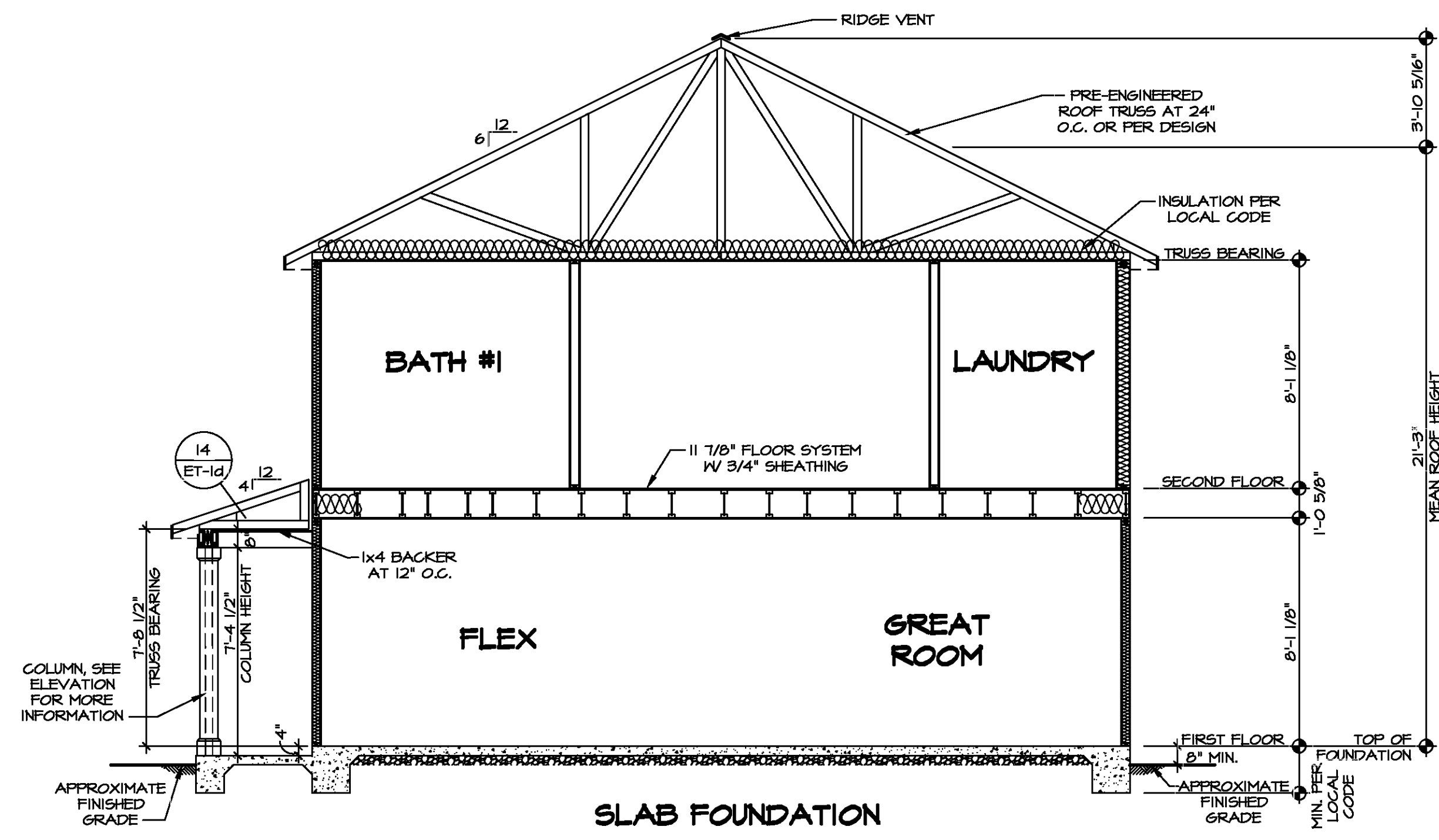
SECOND FLOOR PLAN

OPTION DESCRIPTION

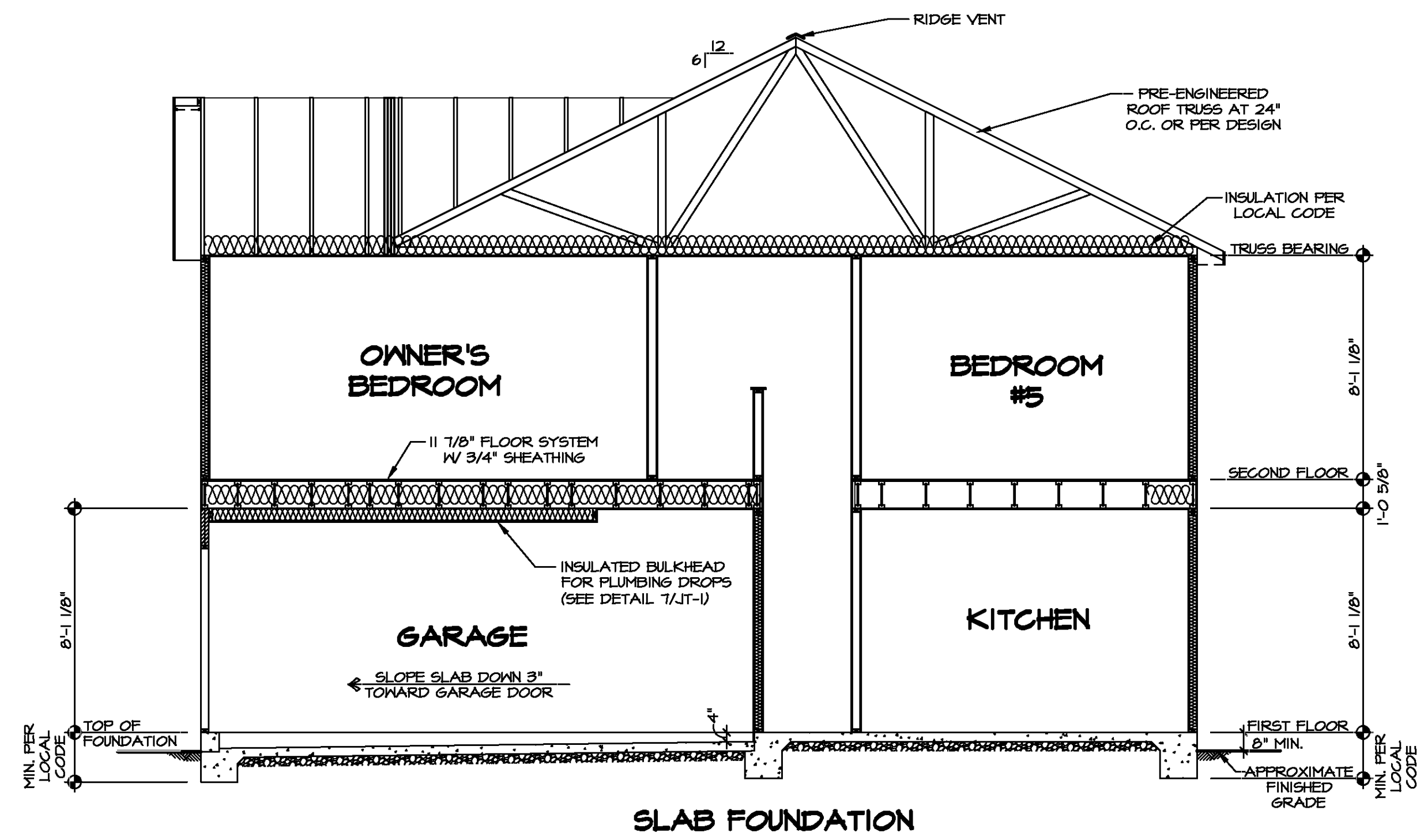
SHEET NO. **A-8**

10

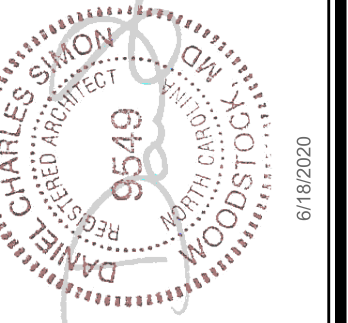




**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

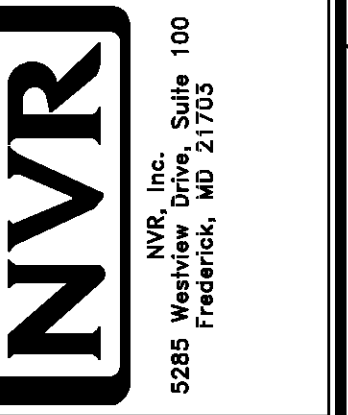


**2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



DIV-COMM-LOT-UNIT  
COMM-LOT  
STREET ADDRESS  
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SET NO. EMM00  
VERSION 01  
DRAWN BY  
DATE:  
OPTION

MODEL  
ELM  
DRAWING TITLE  
BUILDING SECTION  
OPTION DESCRIPTION

SHEET NO.  
A-9  
II



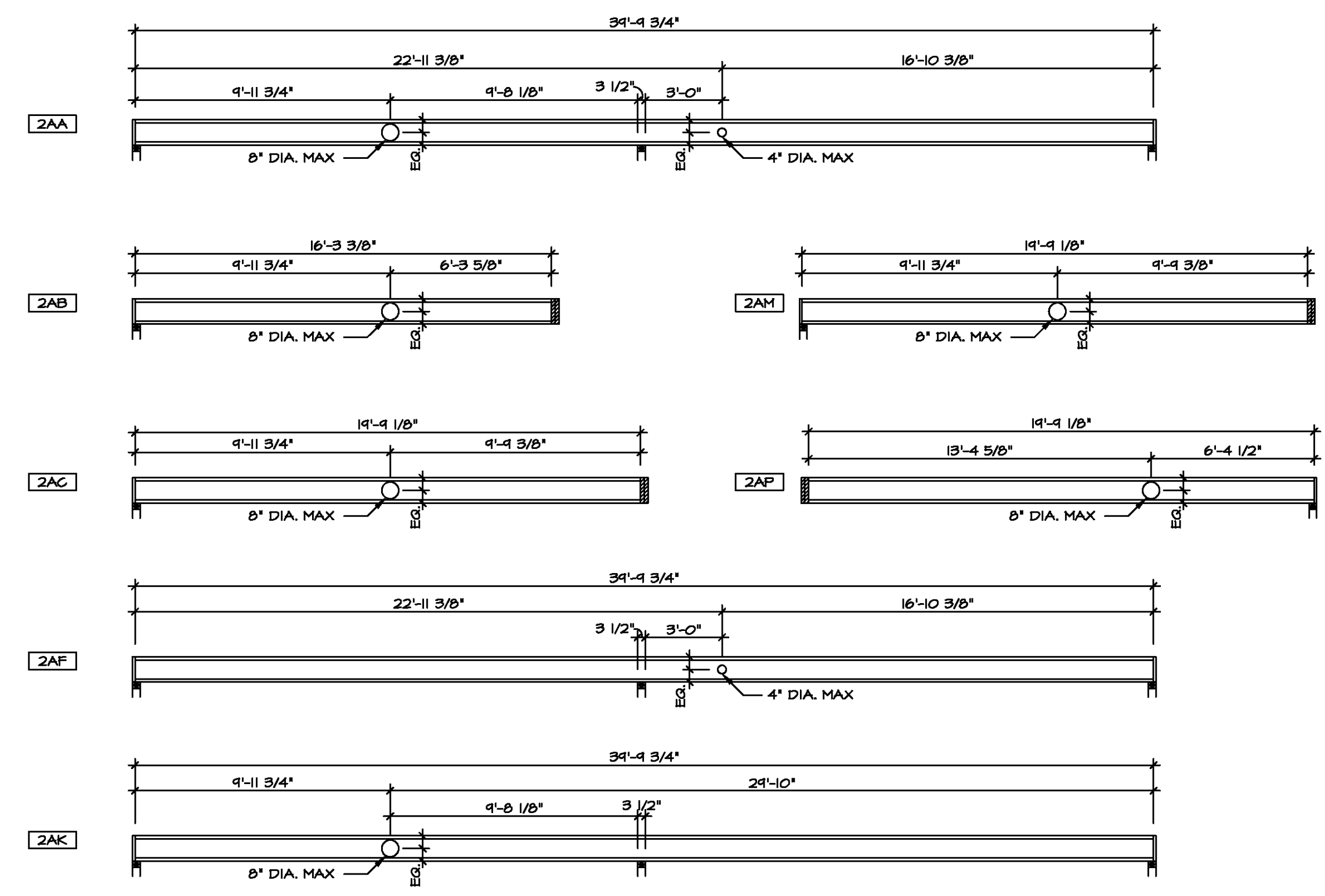
**LEGEND**

- ▬ 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

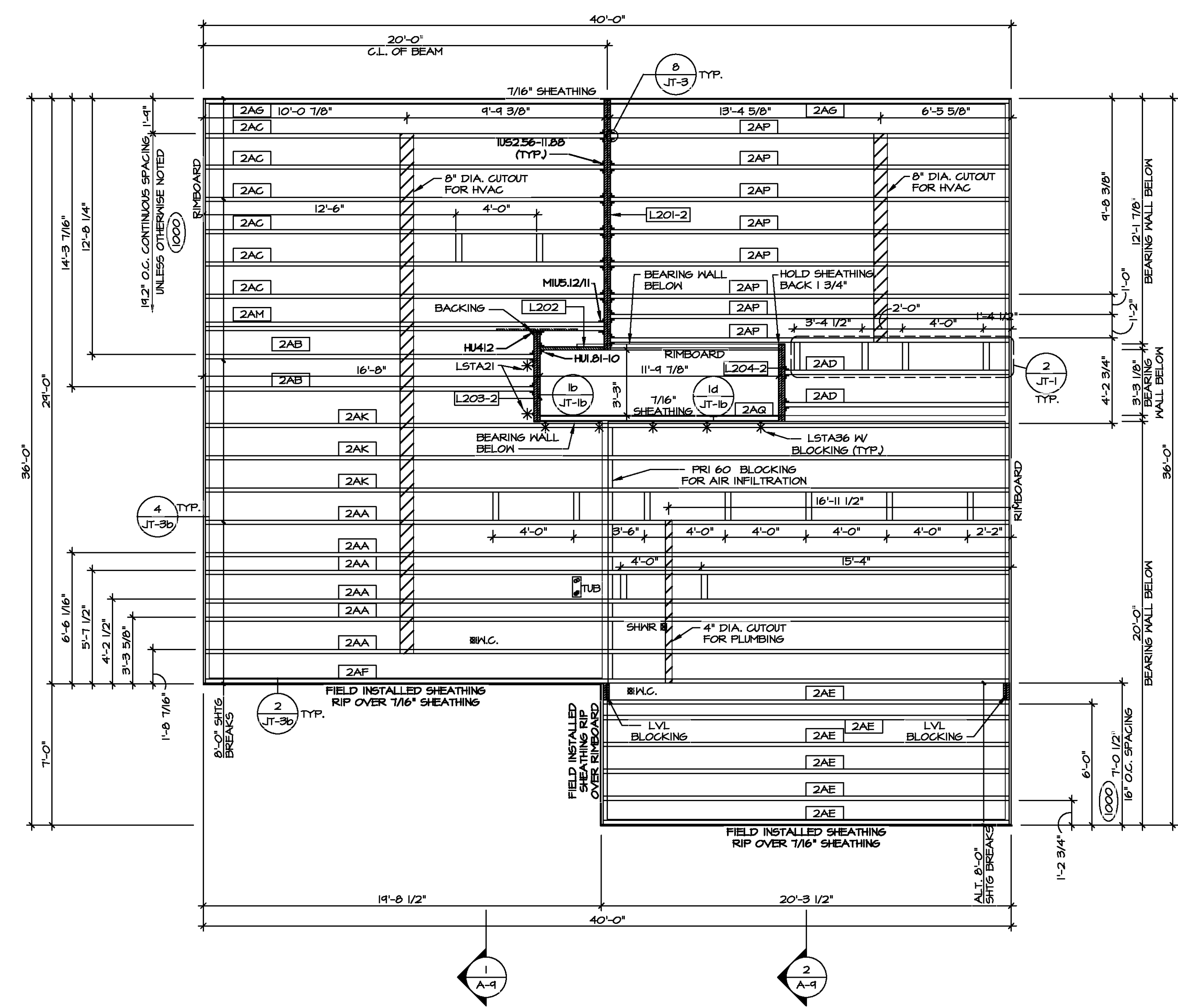
SEE FC DETAILS FOR FRAMING CONNECTORS

**1-JOIST FLOOR SYSTEM**

1. SUELFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
2. JOIST LENGTHS SHIPPED IS THE NEXT HIGHEST LENGTH TO CUT FROM.
3. ALL RIMBOARD TO BE 1-1/8" THICK W.O.
4. REFER TO STANDARD DETAIL T/JT-3 FOR HOLE CUTTING GUIDELINES.
5. PROVIDE RIMBOARD SOLID BLOCKING AT EXTERIOR WALLS AND BELOW ALL JACKS AS REQUIRED.
6. REFER TO DETAIL 8/JT-3 FOR HANGER DETAIL.
7. ALL JOISTS TO BE FRI40, FRI60 OR FRI80. REFERENCE SCHEDULE FOR SPECIFIC SERIES PER MEMBER.
  - A. FRI40 SERIES ARE SHOWN AS SHADED ON FRAMING PLAN.
8. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (FC-4) FOR TYPICAL HANGERS.
9. ADHESIVE TO BE APPLIED AT THE RATE OF (1) TUBE PER TWO AND ONE-HALF SHEETS; SHEETS ARE TO BE GLUED AND PLACED ONE AT A TIME. **APPLY GLUE TO TONGUE AND GROOVE.**
10. ALL LVL BLOCKING CUT FROM 14'-0" MATERIAL.
11. ADHESIVE TO BE APPLIED AT THE RATE OF (1) TUBE PER TWO AND ONE-HALF SHEETS; SHEETS ARE TO BE GLUED AND PLACED ONE AT A TIME. **APPLY GLUE TO TONGUE AND GROOVE.**
12. 1-JOIST BLOCKING CUT FROM 2'-0" MATERIAL.
13. ADHESIVE TO BE ADDED TO ALL JOIST HANGERS PRIOR TO SETTING JOISTS.



**2 HOLE CUTTING LAYOUT**  
SCALE: 1/4" = 1'-0"



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

**SECOND FLOOR FRAMING LENGTH SCHEDULE**

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
2AA	FRI 60 - 11-14	34'-4 3/4"	1036	J-0040
2AB	FRI 60 - 11-14	16'-3 3/8"	1034	J-0041
2AC	FRI 60 - 11-14	19'-4 1/8"	1040	J-0042
2AD	FRI 60 - 11-14	11'-1 1/2"	1000	
2AE	FRI 60 - 11-14	20'-4 1/4"	1000	
2AF	FRI 60 - 11-14	34'-4 3/4"	1038	J-0044
2AG	FRI 60 - 11-14	19'-4 1/8"	1000	
2AK	FRI 60 - 11-14	34'-4 3/4"	1037	J-0045
2AM	FRI 60 - 11-14 DBL	19'-4 1/8"	1008, 1042	J-0043
2AP	FRI 60 - 11-14	19'-4 1/8"	1041	J-0046
2AQ	FRI 60 - 11-14	11'-4 7/8"	1000	

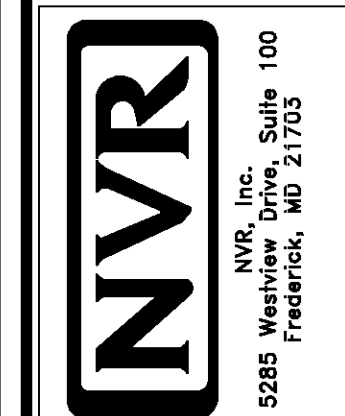
**SECOND FLOOR LVL LENGTH SCHEDULE**

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
L201-2	LVL - 11-14	12'-5"	1002	1A
L202	LVL - 11-14	3'-2 1/4"	1028	
L203-2	LVL - 11-14	4'-6"	1006	1A
L204-2	LVL - 11-14	3'-10"	1004	1A

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

- 1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
- 2A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
- 3A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C.
- 4A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- 5A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- 6A - (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- 7A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

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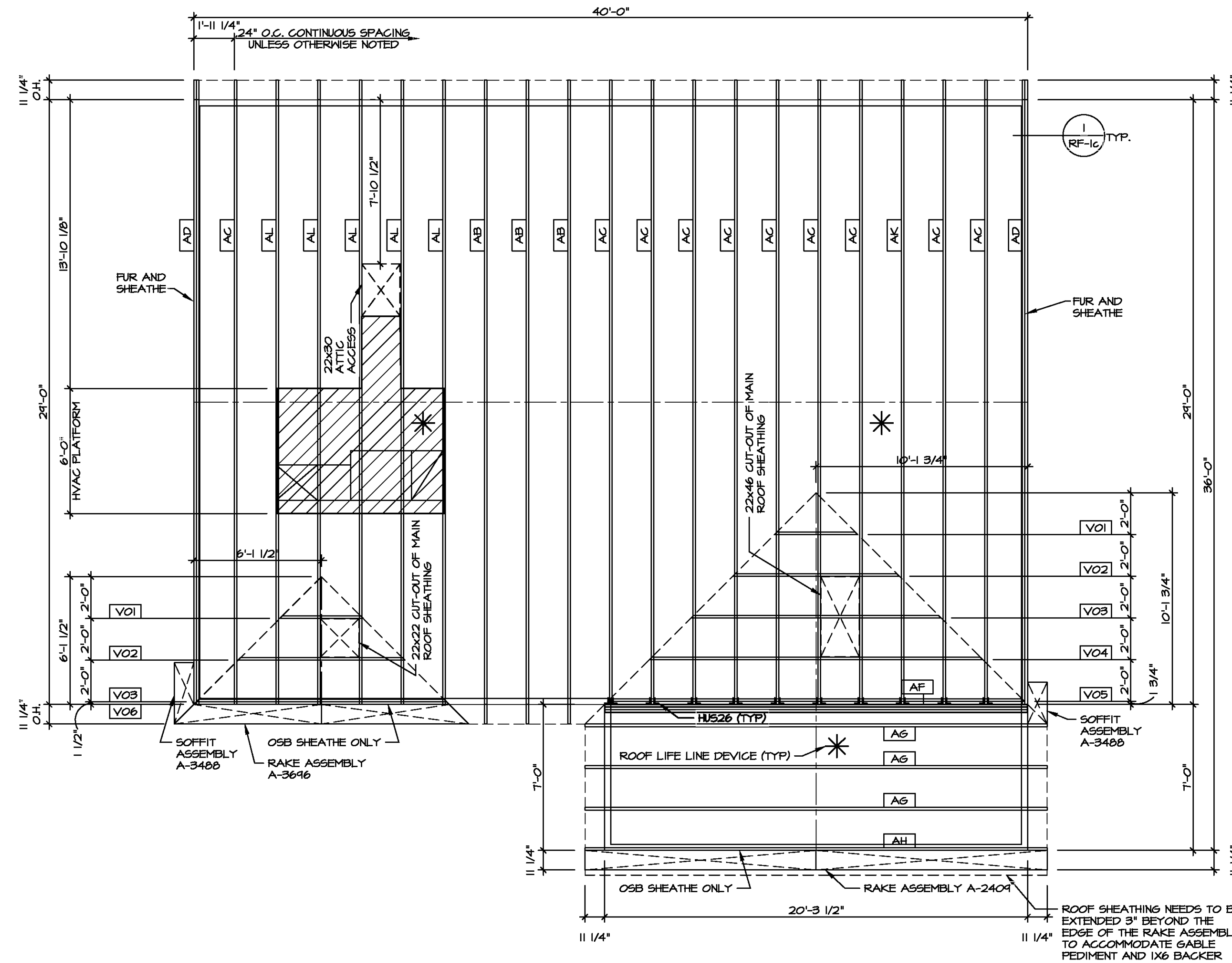


SET NO. EMMOO	VERSION 01
DRAWING TITLE	SECOND FLOOR JOIST LAYOUT
MODEL	ELM
SHEET NO.	S-2
OPTION	19

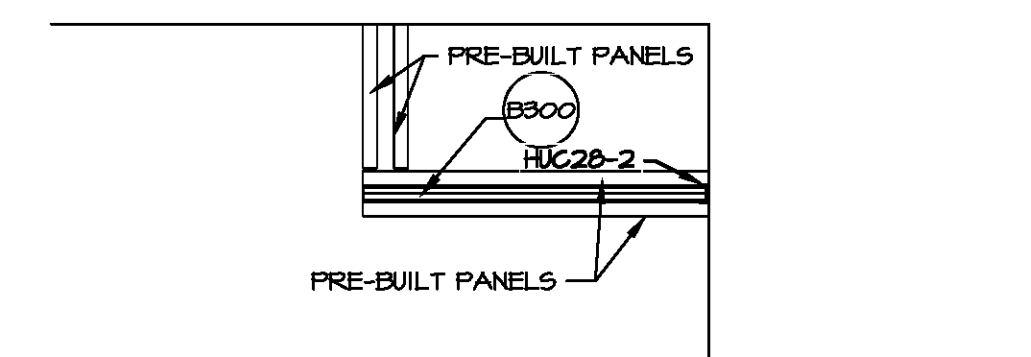
ROOF VENTILATION SUMMARY													
HOUSE	ELM	VENTILATION VALUES											
SET #	EMMO0	Soffit:	9.9 sq in of vent per lf	Ridge:	18 sq in of vent per lf								
VERSION	1	Box:	45 sq in of vent per unit										
Insert Row(s)													
Location / Options	Area (A) (sq ft)	Required: A/150 (sq ft)	Required: A/300 (sq ft)	Soffit Vent (sq ft)	Ridge Vent (sq ft)	Upper box vent (sq ft)	Lower box vent (sq ft)	TOTAL (sq ft)	OK A/150	OK A/300	% vent at ridge	40%-50% OK?	Notes
BASE HOUSE W/ ELL	1371.94	914.63	457.31	62	63.50	15	270.00	350.50	100%	100%	43.20%	OK	
STD. PORCH W/ ELL	4232	2821.33	1410.67	7	69.30			69.30	100%	100%	0.00%	OK	
		0.00	0.00		0.00			0.00	100%	100%	0.00%	OK	

TRUSS SCHEDULE					
IDENTIFIER	SPECS	TRUSS NUMBER	LENGTH	ROOF PITCH (X/12)	TYPE
AB	SE	13183	24'-0"	6/12	COMMON
AC	SE	13184	24'-0"	6/12	COMMON
AD	SE	16444	24'-0"	6/12	GABLE END
AF	SE	16445	20'-3 1/2"	6/12	GIRDER (3 PLY)
AG	SE	13186	20'-3 1/2"	6/12	COMMON
AH	SE	13187	20'-3 1/2"	6/12	COMMON
AK	SE	16446	24'-0"	6/12	SPECIAL
AL	SE	16447	24'-0"	6/12	COMMON
BA	SE	13155	3'-10 1/2"	4/12	MONO
VO1	VT	43344	4'-0"	6-6/12	VALLEY
VO2	VT	43345	8'-0"	6-6/12	VALLEY
VO3	VT	43346	12'-0"	6-6/12	VALLEY
VO4	VT	43407	16'-0"	6-6/12	VALLEY
VO5	VT	41420	20'-0"	6-6/12	VALLEY
VO6	VT	45405	12'-3"	6-6/12	VALLEY

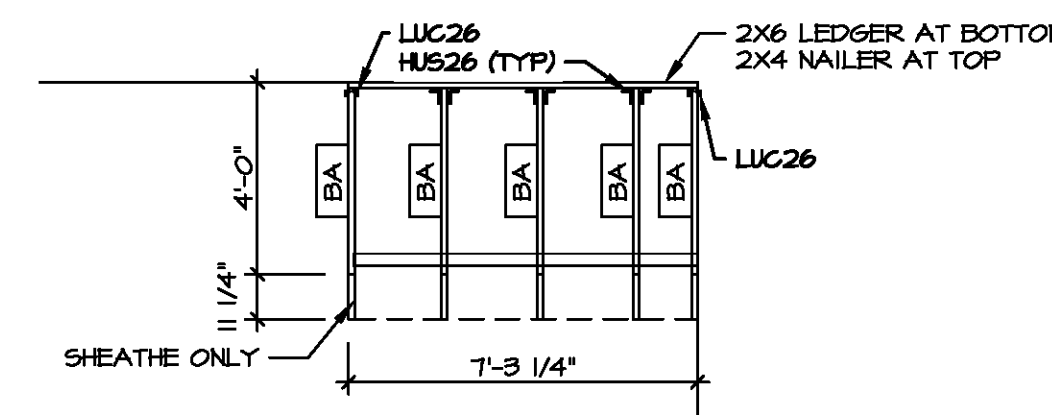
FIELD INSTALLED ROOF FRAMING BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B300	BEAM BUILT 2X6 - 2 PLY RFF	7'-2 1/2"	1017	



**1** ROOF FRAMING  
SCALE: 1/4" = 1'-0"



**X** PORCH BEAM LAYOUT  
SCALE: 1/4" = 1'-0"



**3** PORCH ROOF DETAIL  
SCALE: 1/4" = 1'-0"

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

SEE FC DETAILS FOR FRAMING CONNECTORS

**ROOF FRAMING NOTES**

- REFER TO THE STANDARD DETAILS FOR THE FOLLOWING:
  - TRUSS TIE-DOWNS (1/RF-1)
  - PIGGYBACK TRUSS ATTACHMENT (2/RF-1)
  - VALLEY GABLE TRUSS BRACING (3/RF-1)
  - GABLE BRACING (1/RF-1c)
  - TRUSS BRACING (2/RF-1c)
  - LIFELINE ATTACHMENT (3/RF-1)
- IF TRUSS DOES NOT APPEAR ON THE TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING REQUIRED.

---

DIV-COMM-LOT-UNIT	
COMM-LOT	APT. NO.
STREET ADDRESS	
CITY	STATE
ZIP	

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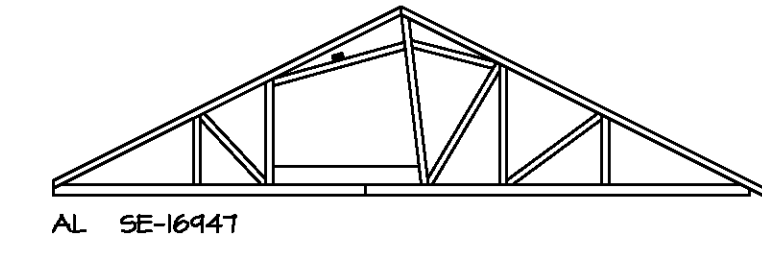
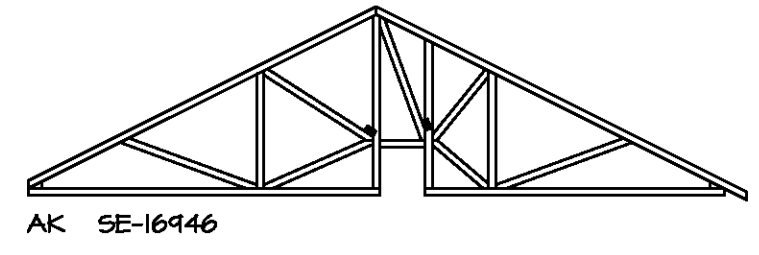
NVR, Inc. Suite 100  
5285 Walkers Lane  
Frederick, MD 21703

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SET NO. EMM00	VERSION 01
DRAWN BY CEL	DATE:
OPTION	OPTION

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MODEL ELM	DRAWING TITLE
SHEET NO. S-3	ROOF FRAMING
OPTION DESCRIPTION	OPTION
	20



**TRUSS BRACING DETAILS**  
SCALE: 1/8" = 1'-0"

- TRUSS BRACING NOTES**
- IF TRUSS DOES NOT APPEAR ON THIS TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING IS REQUIRED.
  - 1X6 SPPF2 LATERAL BRACES SHALL BE NAILED TO MINIMUM (3) TRUSS MEMBERS WITH MINIMUM (2) 10D NAILS. PROVISIONS MUST BE MADE AT ENDS OR SPECIFIED INTERVALS TO RESTRAIN OR ANCHOR LATERAL BRACING.
  - WEB TT BRACE DETAIL 5/RF-1c IS REQUIRED WHERE LATERAL BRACING IS NOT CONTINUOUS ACROSS THREE (3) OR MORE TRUSSES AND MAY BE USED IN LIEU OF 1X6 LATERAL BRACING.
  - DIAGONAL BRACING REQUIRED WHEN LATERAL BRACING IS REQUIRED (1/RF-1).
  - STUDDED GABLE BRACING DETAIL 1/RF-1c TO BE UTILIZED FOR TRUSSES 6'-4" IN HEIGHT OR GREATER.
  - PARTIALLY SHEATHED GABLES, SEE 5/RF-1c FOR "L" BRACING WHEN REQUIRED.
  - LATERAL BRACING CAN BE APPLIED TO EITHER SIDE OF THE WEB MEMBER IDENTIFIED IN THE DRAWING.
  - SHEATHING (OSB OR GYPSUM) REPLACES LATERAL AND DIAGONAL TRUSS BRACING.

SHEET NO. <b>S-4</b>	MODEL ELM	SET NO. EMM00	DIV-COMM-LOT-UNIT
	DRAWING TITLE TRUSS BRACING DETAILS	VERSION 01	COMM-LOT
OPTION DESCRIPTION 21	DATE:	STREET ADDRESS	CITY
	OPTION	STATE	ZIP
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**SHEATHING NOTE**  
 LAMINATED FIBROUS STRUCTURAL (LFS) SHEATHING MATERIAL SHALL BE INSTALLED ON ALL WALLS UNLESS OTHERWISE NOTED ON THE FLOOR PLAN. INSTALL IN ACCORDANCE WITH SBCCI TECHNICAL EVALUATION REPORT. STRUCTURAL PERFORMANCE UNDER LATERAL LOAD CONDITIONS IS DESIGNED. INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS FOR WOOD STRUCTURAL PANELS (NSP/CS-NSP) AS DEFINED IN THE APPROPRIATE TER SECTION.

**STRUCTURAL SHEATHING MATERIAL**  
 - OSB THERMO-PLY  
 TER NO. 1004-01  
 BARRICADE THERMO-BRACE  
 TER NO. 1507-08  
 - NSP DRYLINE TSX  
 TER NO. 1407-06

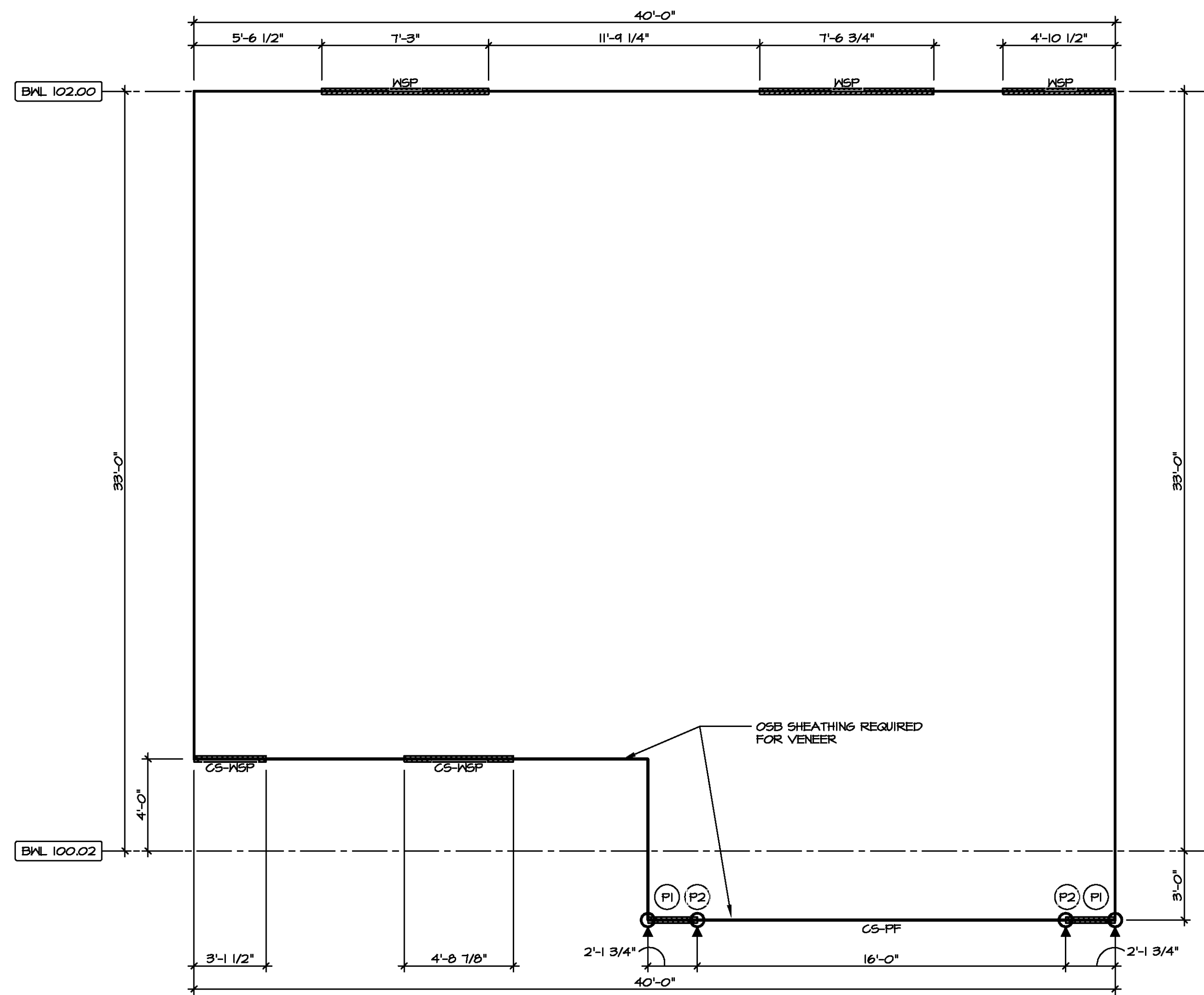
BRACED WALL LINE SCHEDULE				
WIND SPEED (ULT)	IDENTIFIER	ACTUAL (FT)	REQUIRED (FT)	METHOD
130 MPH	BWL 100.02	14.31'	10.44'	CONTINUOUS (2 SIDES)
130 MPH	BWL 102.00	14.80'	12.31'	NSP (2 SIDES)
130 MPH	BWL 200.02	14.31'	3.43'	CONTINUOUS (2 SIDES)
130 MPH	BWL 201.00	25.53'	7.18'	NSP (2 SIDES)
130 MPH	BWL 202.00	21.13'	6.07'	NSP (2 SIDES)
130 MPH	BWL 203.00	36.00'	7.18'	NSP (2 SIDES)

SHEATHING	FASTENER	SPACING	
		EDGES	FIELD
7/16" WOOD STRUCTURAL PANELS OR EQUIVALENT (W METHOD NSP, CS-NSP, CS-G)	8d COMMON NAILS	6" O.C.	12" O.C.
	ALTERNATIVE FASTENER 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	12" O.C.
1/2" GYPSUM WALLBOARD (W METHOD 6B-1, 6B-2)	1-1/4" LONG, 1/4" HEAD, 10d DIA. ANNULAR-RINGED NAILS	7" O.C.	7" O.C.
	CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	7" O.C.	7" O.C.
LAMINATED FIBROUS STRUCTURAL SHEATHING	10d X 1 1/4" GALVANIZED ROOFING NAILS	3" O.C.	3" O.C.
	1-1/4" 16-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	3" O.C.
1/2" GYPSUM WALLBOARD BLOCKED AT THE EDGES (W METHOD 6B-BW-1, 6B-BW-2)	BLOCKING REQUIRED AT ALL GYPSUM EDGES. USED CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	4" O.C.	12" O.C.

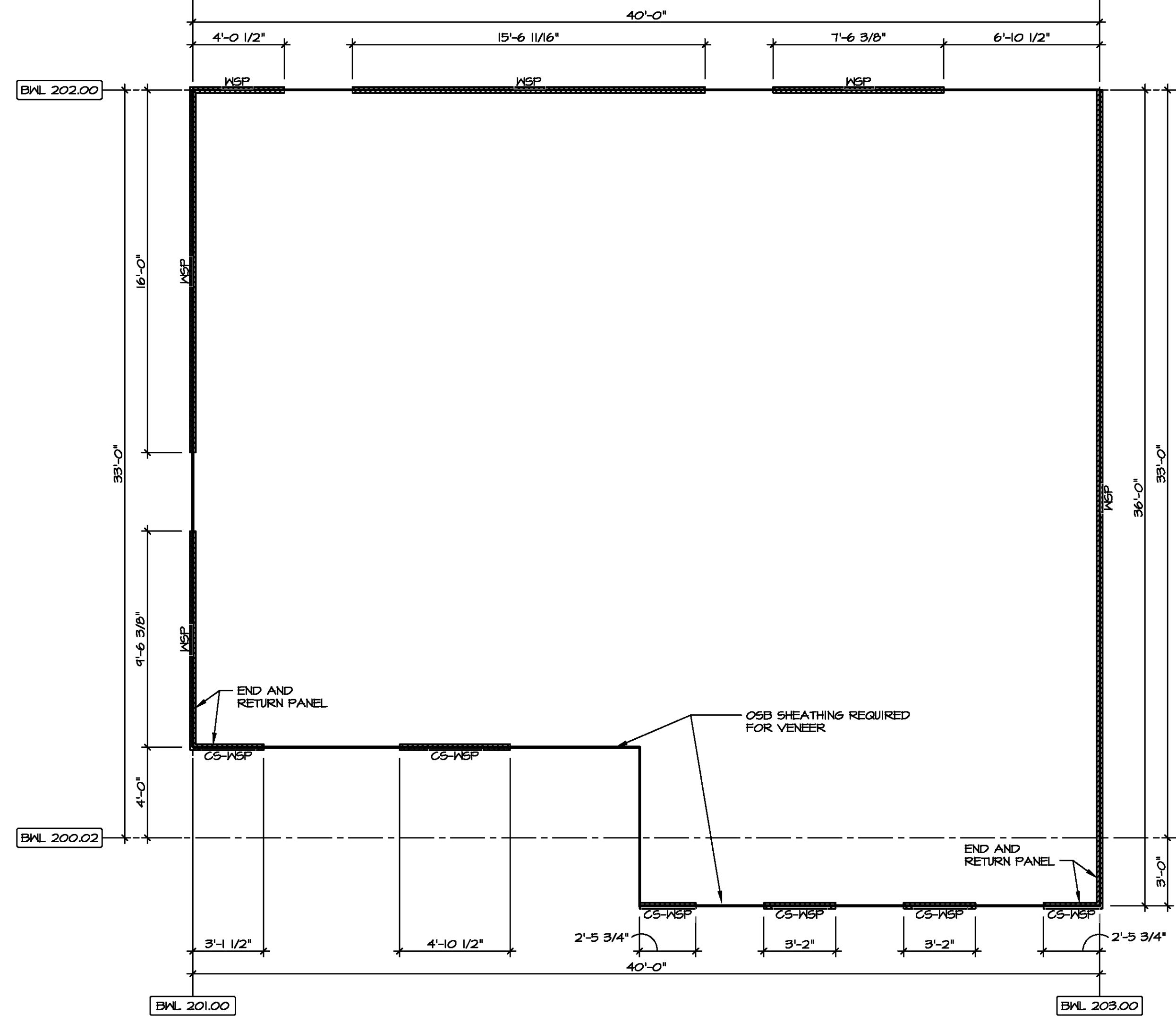
**NOTES:**  
 1. MINIMUM 7/16" CROWN WIDTH FOR STAPLES IN WOOD STRUCTURAL PANEL.  
 2. SPECIFIED GYPSUM FASTENING REQUIRED ONLY WHERE METHOD 6B IS IDENTIFIED. SEE PHASE SPECS FOR TYPICAL GYPSUM FASTENER SPACING.  
 3. USE OF STAPLES IN WOOD STRUCTURAL PANEL AS FASTENING METHOD ON WALLS PER ENGINEERED ALTERNATIVE.

LEGEND	
BWL XXXXX	BRACED WALL LINE I.D.
---	BRACED WALL LINE
---	HOUSE WALL
	BRACED WALL PANEL
NSP	WOOD STRUCTURAL PANEL
GB	GYPSUM BOARD (1 SIDED OR (2) SIDED)
GB-BW	GYPSUM BOARD BLOCKED WALL CONSTRUCTION (1 SIDED OR (2) SIDED (SEE STANDARD DETAIL 6/MB-2)
LIB	LET-IN BRACINGS (SEE STANDARD DETAIL F / MB-2)
CS-NSP	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL
CS-PF	CONTINUOUS SHEATHING - PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL A, C / MB-2)
CS-G	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS
⊙	HOLD-DOWN 1. SEE SHEET MB-2 "P" - INDICATOR SCHEDULE AND DETAILS 2. ARROW INDICATES LOCATION

**NOTES:**  
 HOUSE HAS BEEN ANALYZED UTILIZING A PRESCRIPTIVE METHOD IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL CODES (IRC) UNLESS OTHERWISE NOTED.



**1 FIRST FLOOR WALL BRACING DETAIL**  
 SCALE: 1/8" = 1'-0"

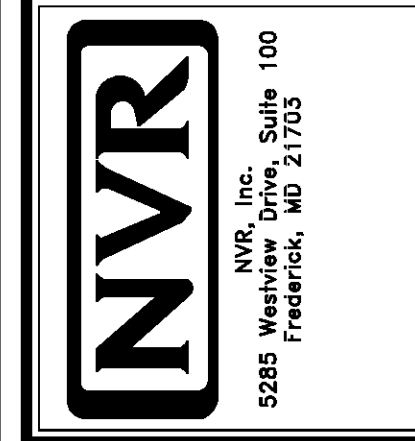


**2 SECOND FLOOR WALL BRACING DETAIL**  
 SCALE: 1/8" = 1'-0"



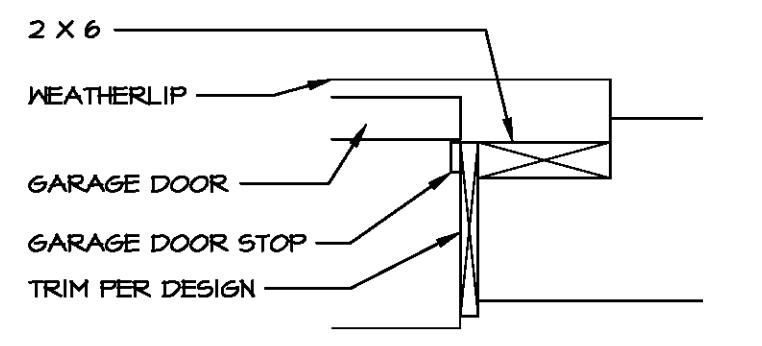
DIV-COMM-LOT-UNIT  
 COMM-LOT  
 STREET ADDRESS  
 CITY STATE ZIP  
 APT. NO.

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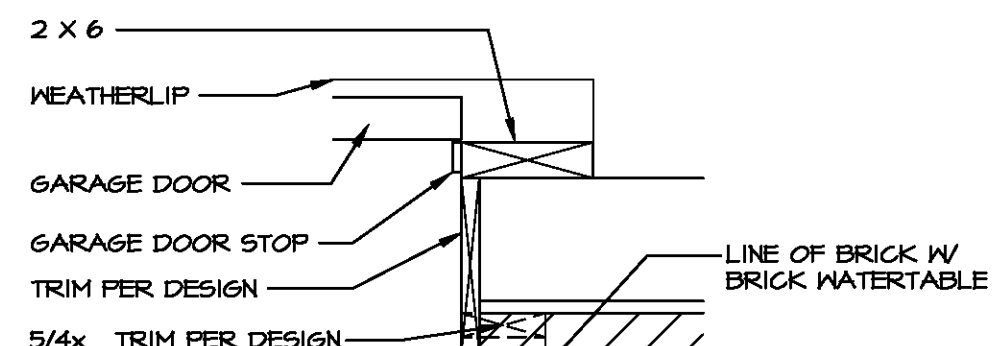


MODEL: ELM  
 SHEET NO.: S-5  
 DRAWING TITLE: WALL BRACING DETAILS  
 OPTION DESCRIPTION: 22  
 SET NO.: EMM00  
 VERSION: 01  
 DRAWN BY:  
 DATE:  
 OPTION:

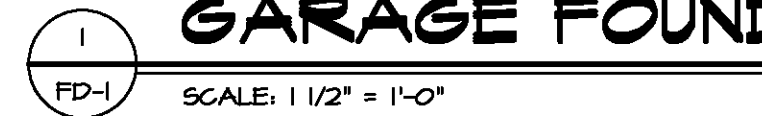
**FOUNDATION DETAIL WITHOUT BRICK**



**FOUNDATION DETAIL WITH BRICK/ BRICK TO GRADE**



**TRIM DETAIL WITHOUT BRICK**

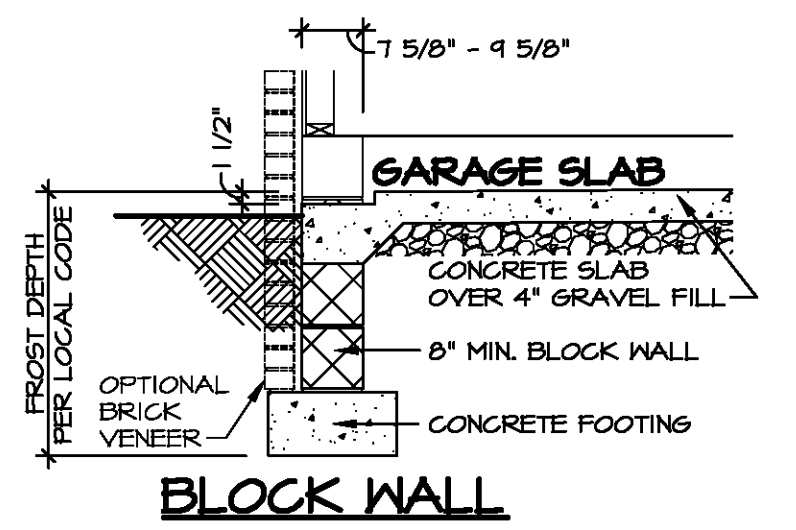
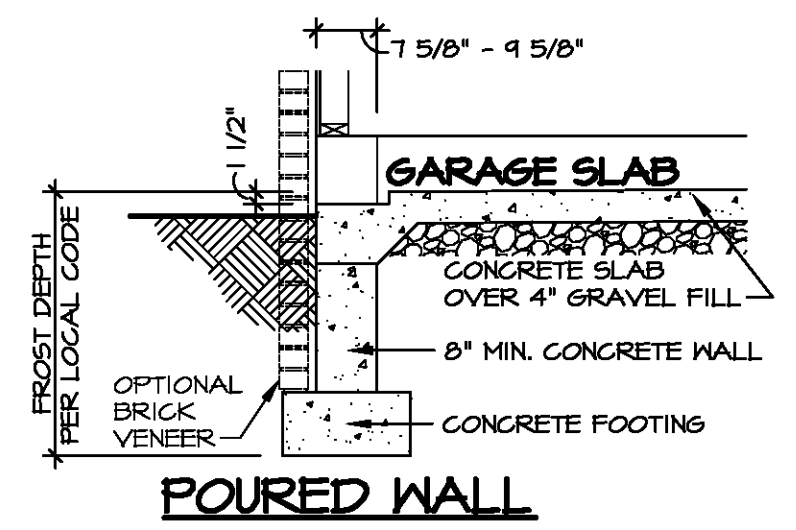


**TRIM DETAIL WITH BRICK/ BRICK TO GRADE**



**1 GARAGE FOUNDATION DETAIL**

SCALE: 1/2" = 1'-0"

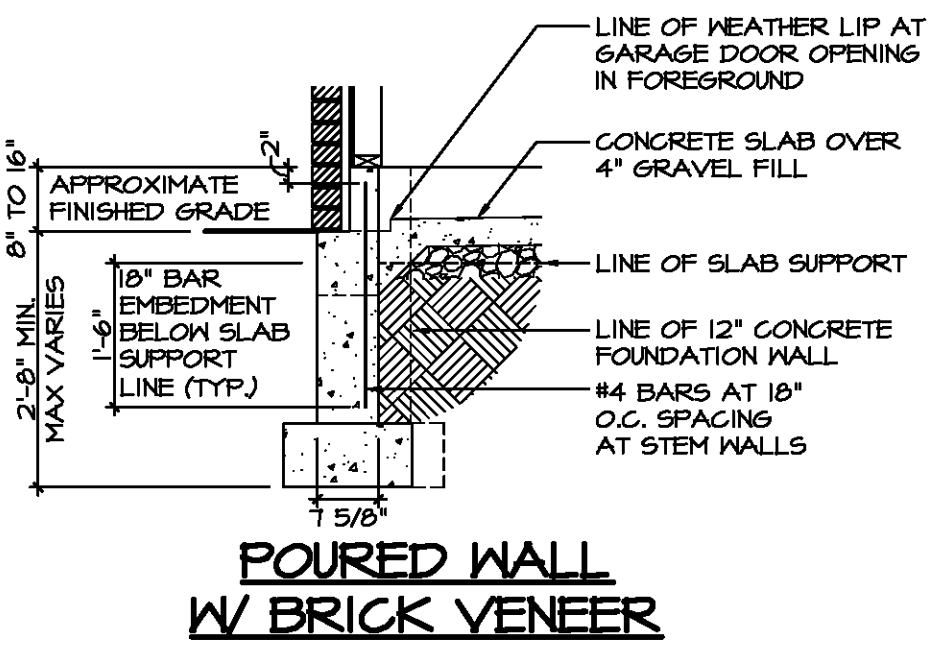
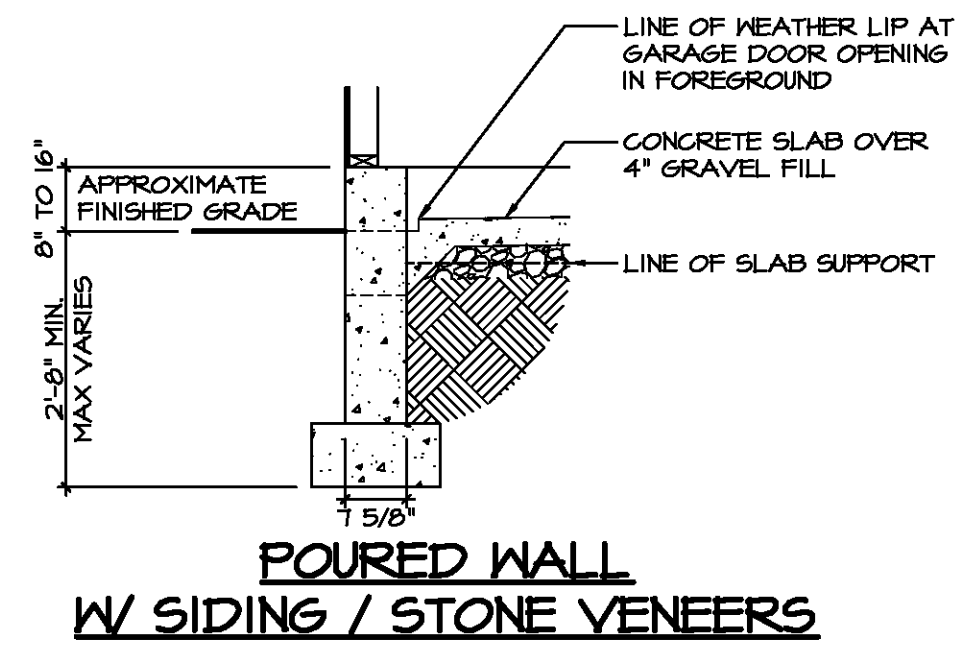


**POURED WALL**

**BLOCK WALL**

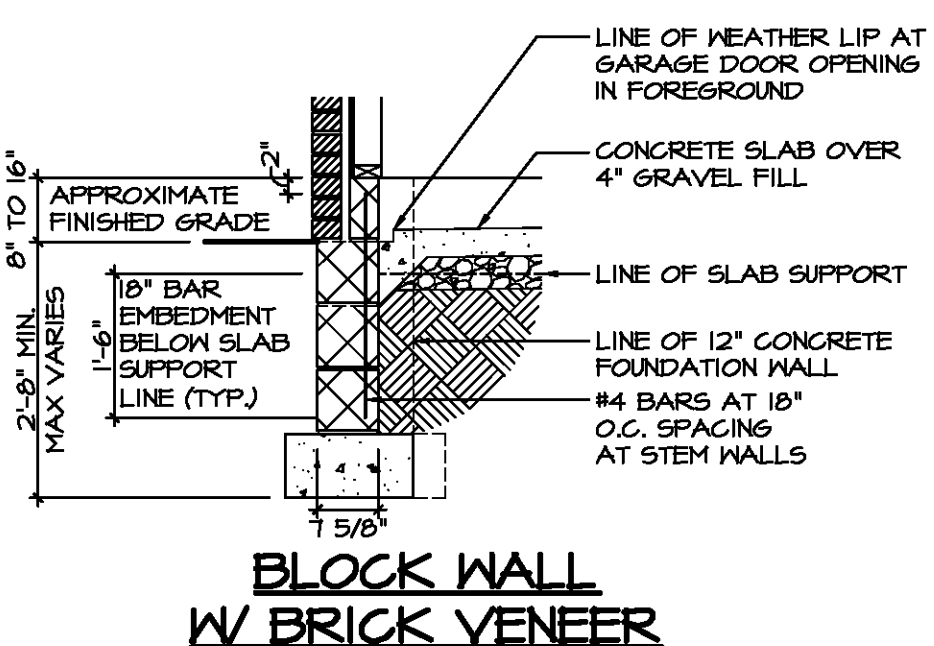
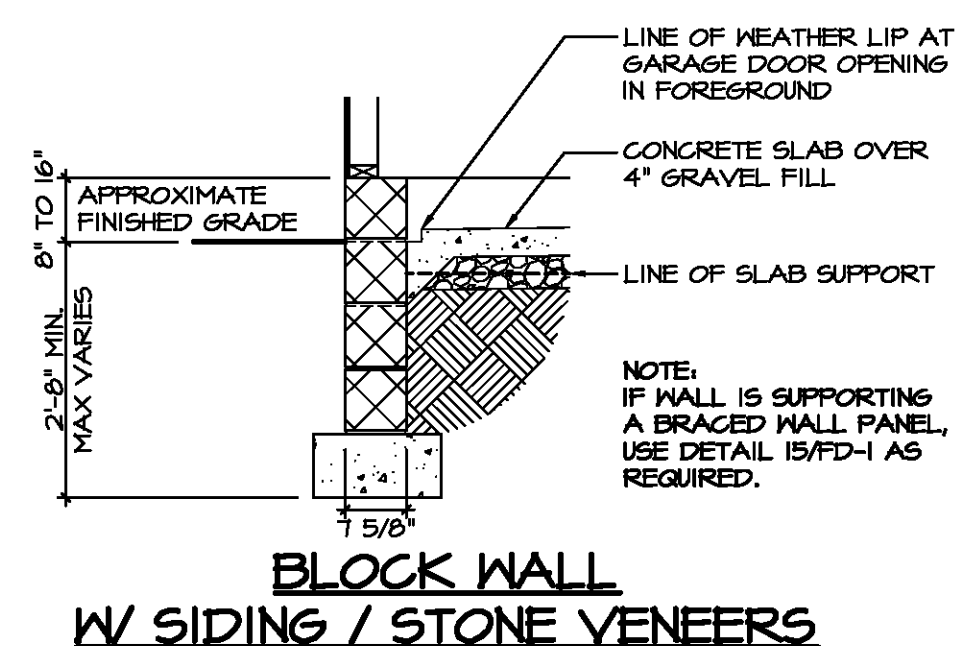
**2 SLAB SUPPORT AT GARAGE DOOR**

SCALE: 1/2" = 1'-0"



**POURED WALL W/ SIDING / STONE VENEERS**

**POURED WALL W/ BRICK VENEER**

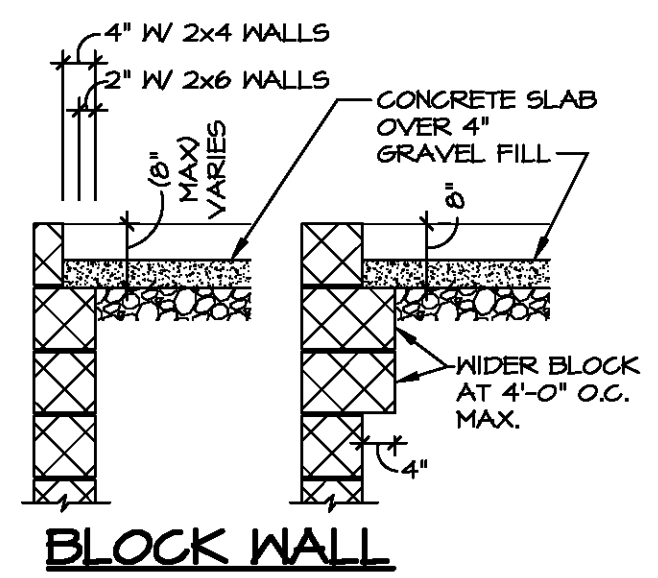
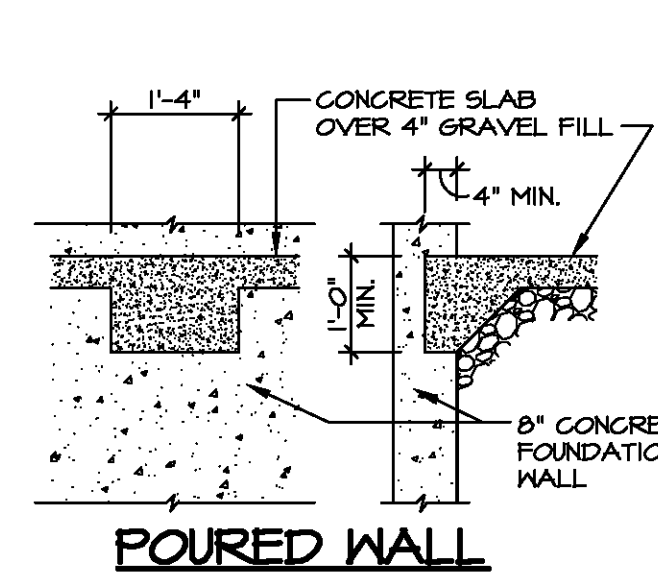


**BLOCK WALL W/ SIDING / STONE VENEERS**

**BLOCK WALL W/ BRICK VENEER**

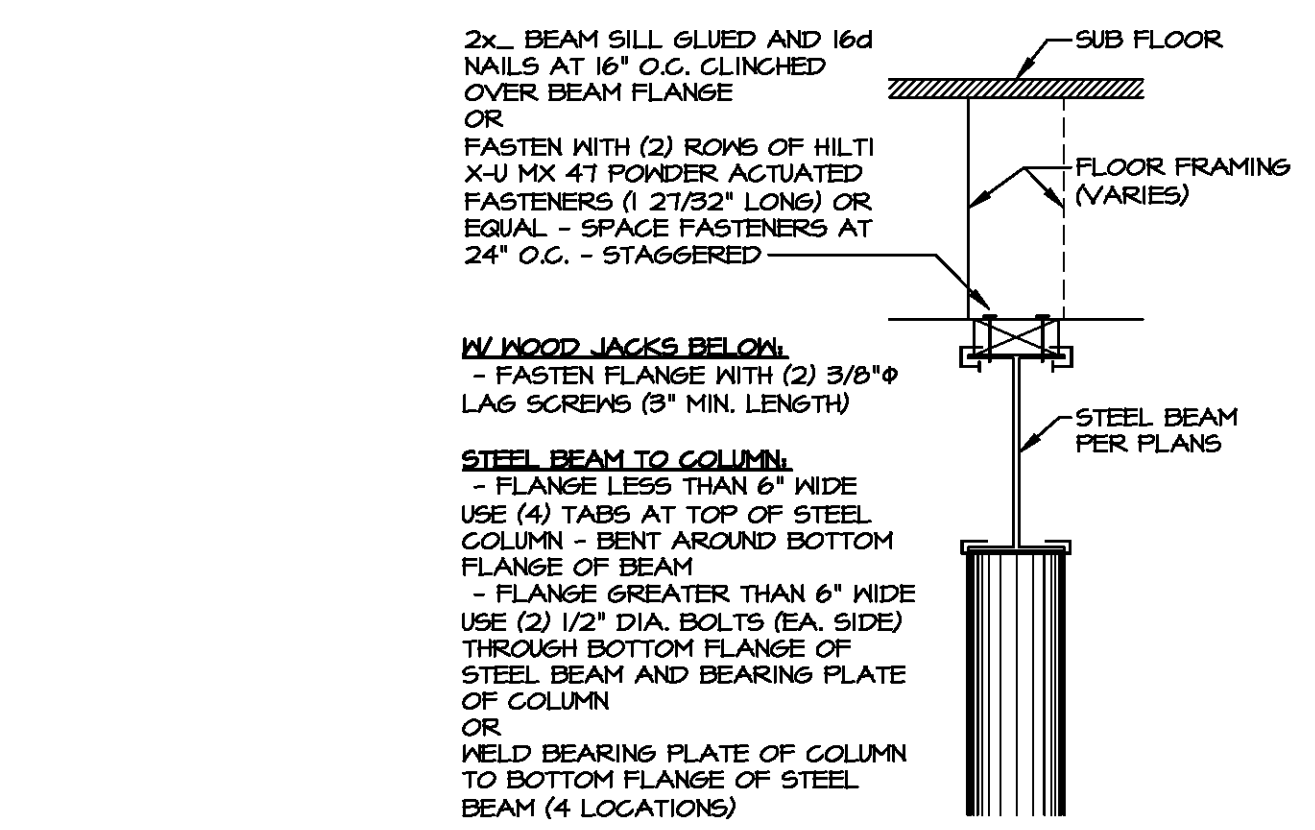
**3 GARAGE STEMWALL DETAIL**

SCALE: 1/2" = 1'-0"



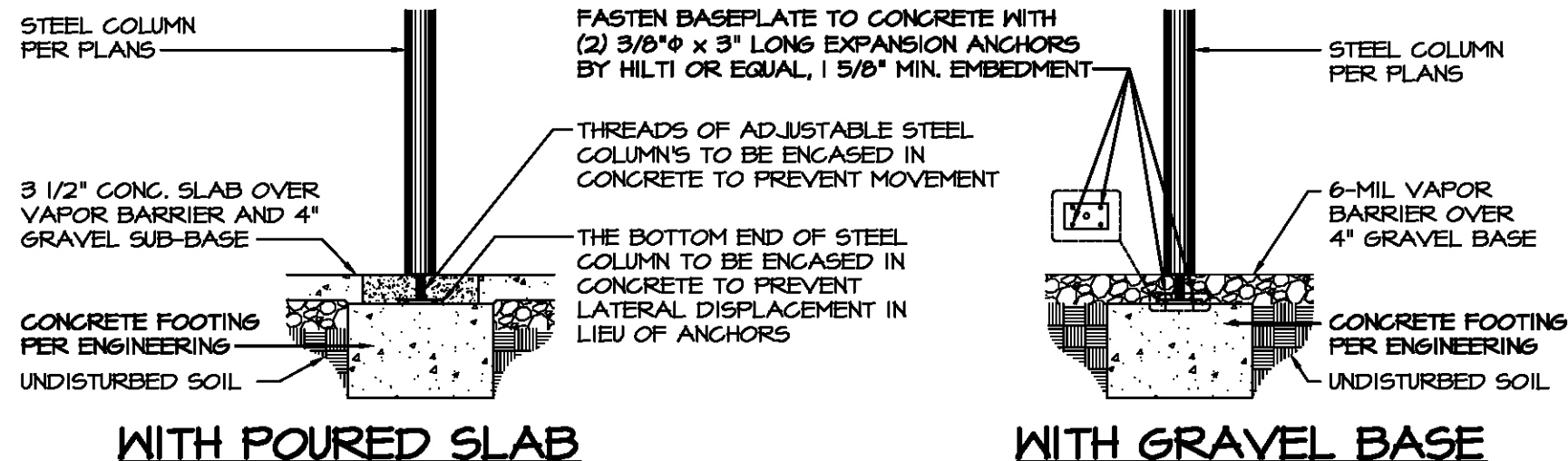
**4 GARAGE SLAB SUPPORT AT SIDE OR REAR WALLS**

SCALE: 1/2" = 1'-0"



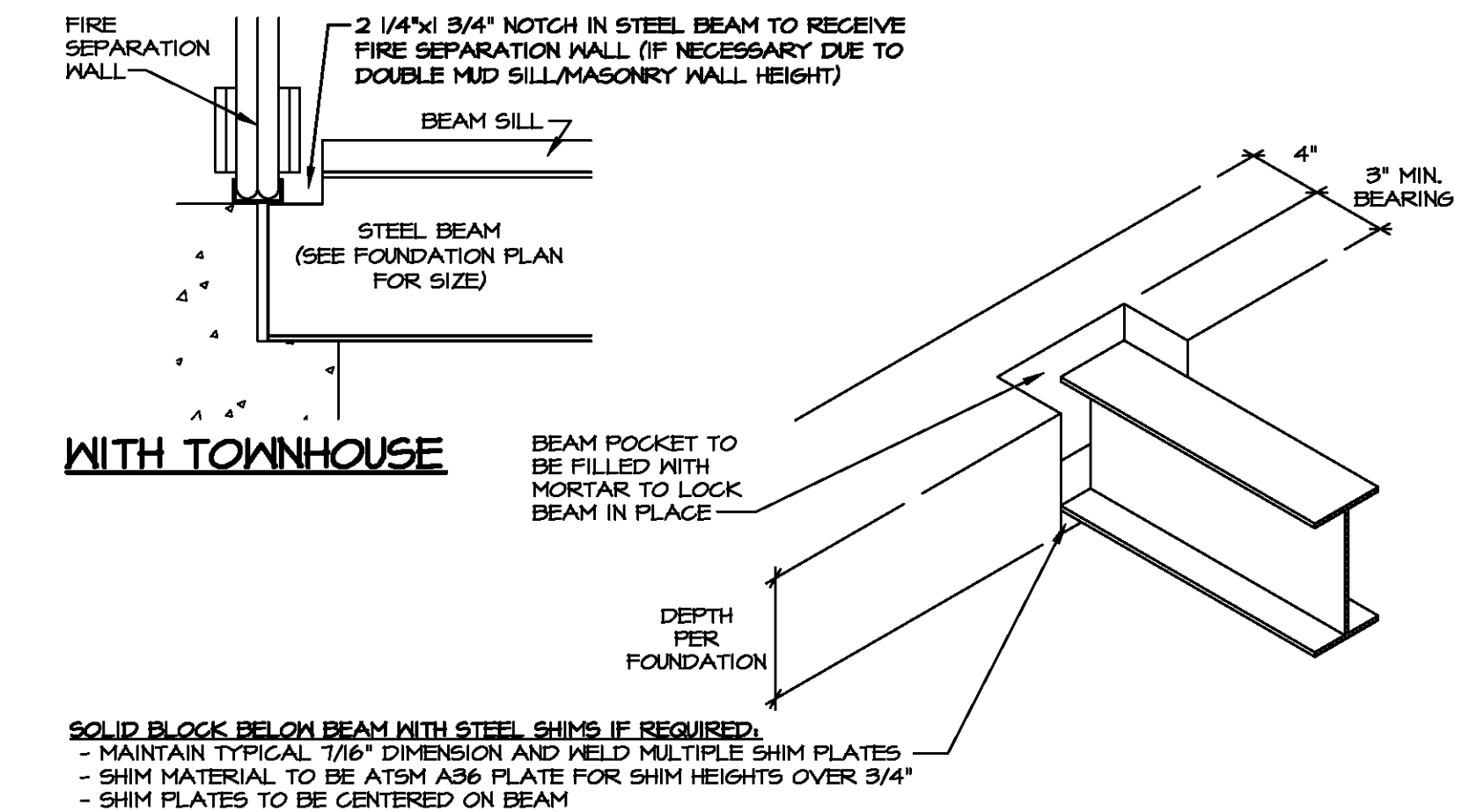
**5 STEEL BEAM FASTENING**

SCALE: 1/2" = 1'-0"



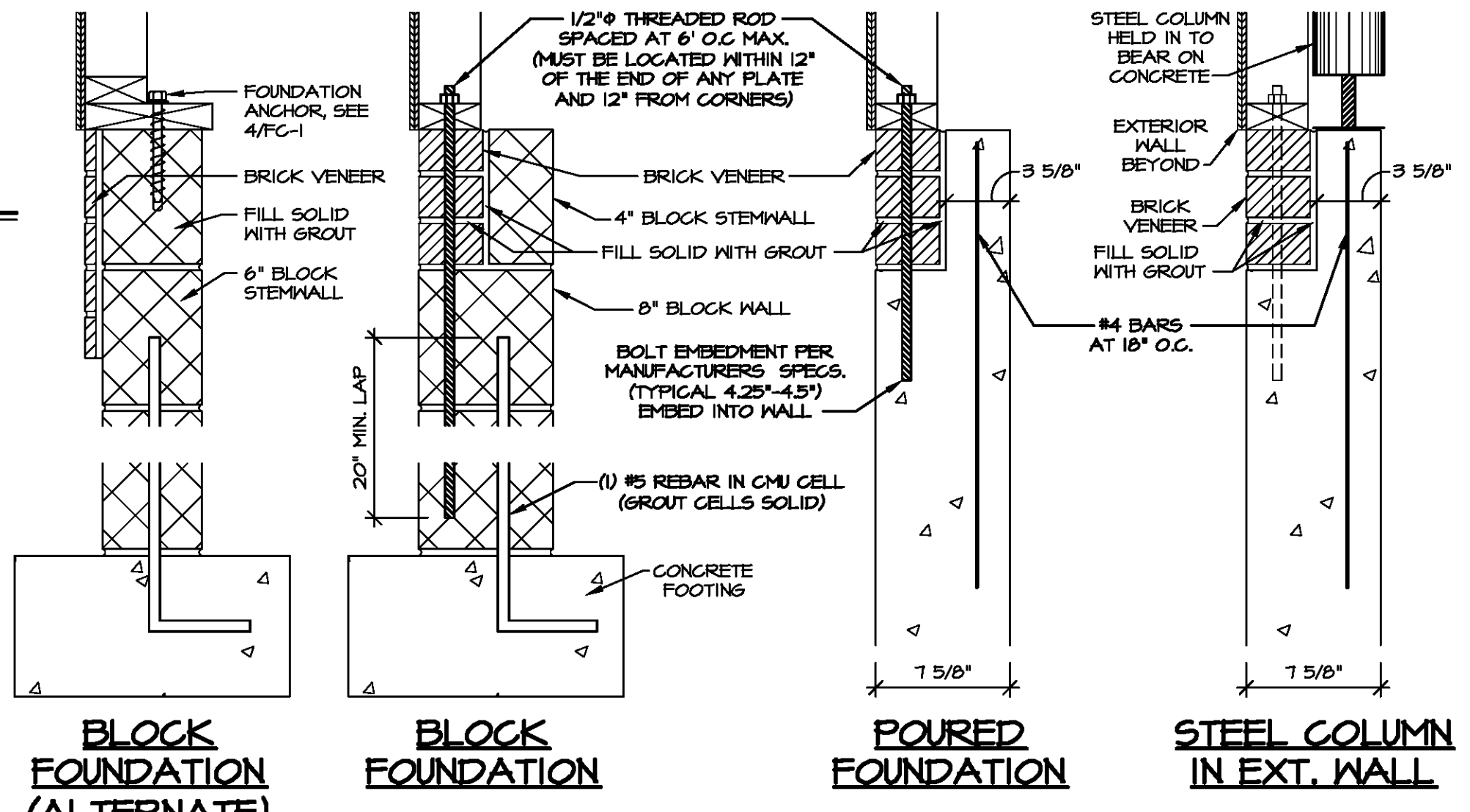
**6 STEEL COLUMN AT FOOTING**

SCALE: 1/2" = 1'-0"



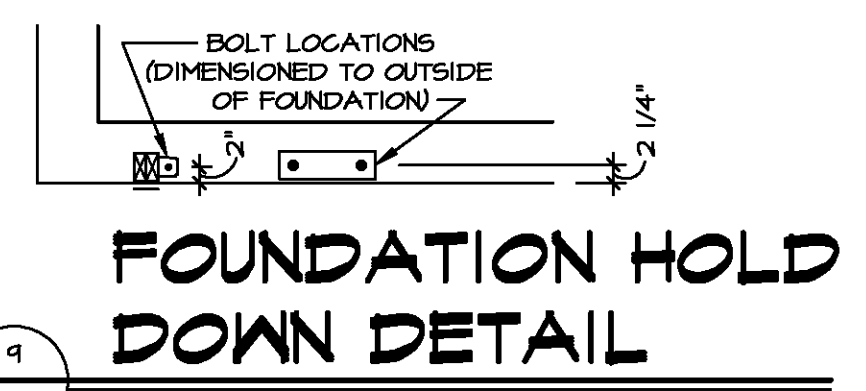
**7 STEEL BEAM IN FOUNDATION**

NOT TO SCALE



**8 BRICK TO GRADE AT GARAGE**

SCALE: 1/2" = 1'-0"



**FOUNDATION HOLD DOWN DETAIL**

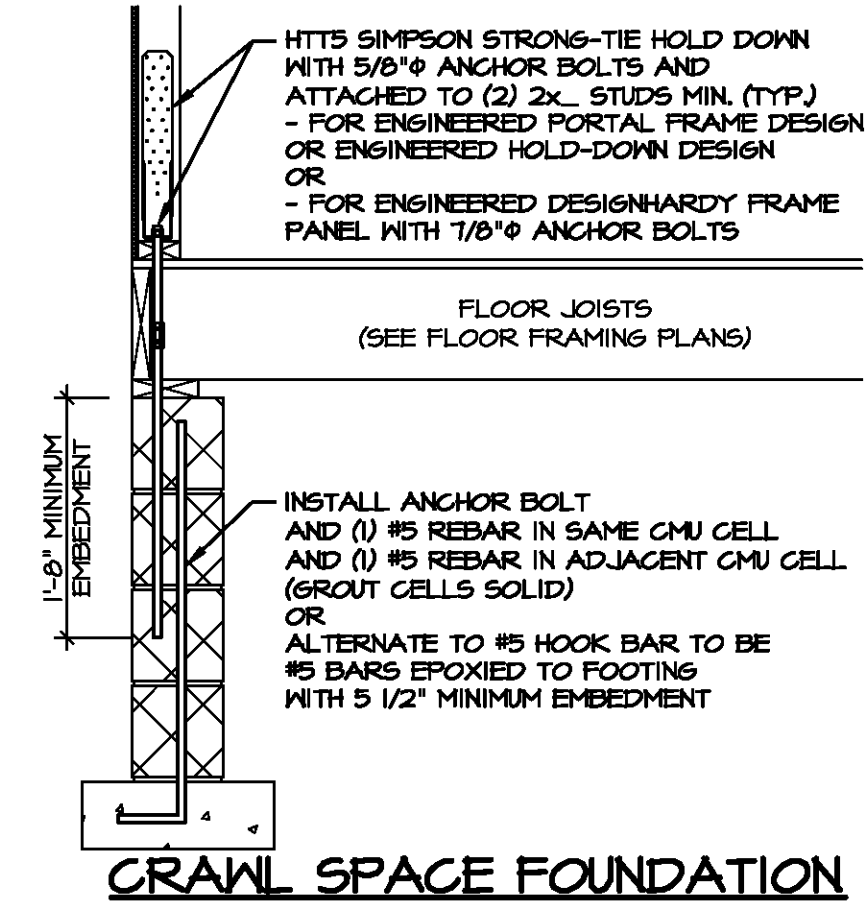
SCALE: 1/2" = 1'-0"

**STEEL BEAM SCHEDULE**

SIZE	FLANGE WIDTH	FLANGE THICKNESS	BEAM DEPTH	PLATE SIZE
M6x4	4"	3/16"	5-7/8"	2x4
M6x6	4"	3/16"	7-1/8"	2x4
M6x8	4"	1/4"	8"	2x4
M6x8	4"	3/16"	8-1/8"	2x4
M6x8	4"	1/2"	8-1/8"	2x4
M6x12	4"	3/16"	9-7/8"	2x4
M6x12	4"	1/4"	10"	2x4
M6x14	4"	3/16"	10-1/8"	2x4
M6x14	4"	1/2"	10-1/8"	2x4
M6x18	4"	3/16"	12-1/8"	2x6
M6x18	4"	1/2"	12-1/8"	2x6
M6x24	6-1/2"	3/8"	17-1/8"	2x6
M6x24	6-1/2"	1/2"	17-1/8"	2x6
M6x28	8"	1/2"	19-1/8"	2x6
M6x36	8"	1/2"	23-1/8"	2x6
M6x40	8-1/8"	1/4"	23-1/8"	2x6
M6x40	8-1/8"	1/2"	23-1/8"	2x6
M6x42	8"	1/2"	23-1/8"	2x6
M6x48	8"	1/2"	27-1/8"	2x6
M6x48	8"	3/8"	27-1/8"	2x6
M6x48	10"	3/8"	27-1/8"	2x6
M6x54	10"	3/8"	31-1/8"	2x6
M6x54	10"	1/2"	31-1/8"	2x6
M6x60	10"	1/2"	35-1/8"	2x6
M6x60	10"	3/8"	35-1/8"	2x6
M6x60	12"	3/8"	35-1/8"	2x6
M6x60	12"	1/2"	35-1/8"	2x6
M6x60	12"	3/8"	39-1/8"	2x6
M6x60	12"	1/2"	39-1/8"	2x6
M6x60	12"	3/8"	43-1/8"	2x6
M6x60	12"	1/2"	43-1/8"	2x6
M6x60	12"	3/8"	47-1/8"	2x6
M6x60	12"	1/2"	47-1/8"	2x6

**11 STEEL SCHEDULE**

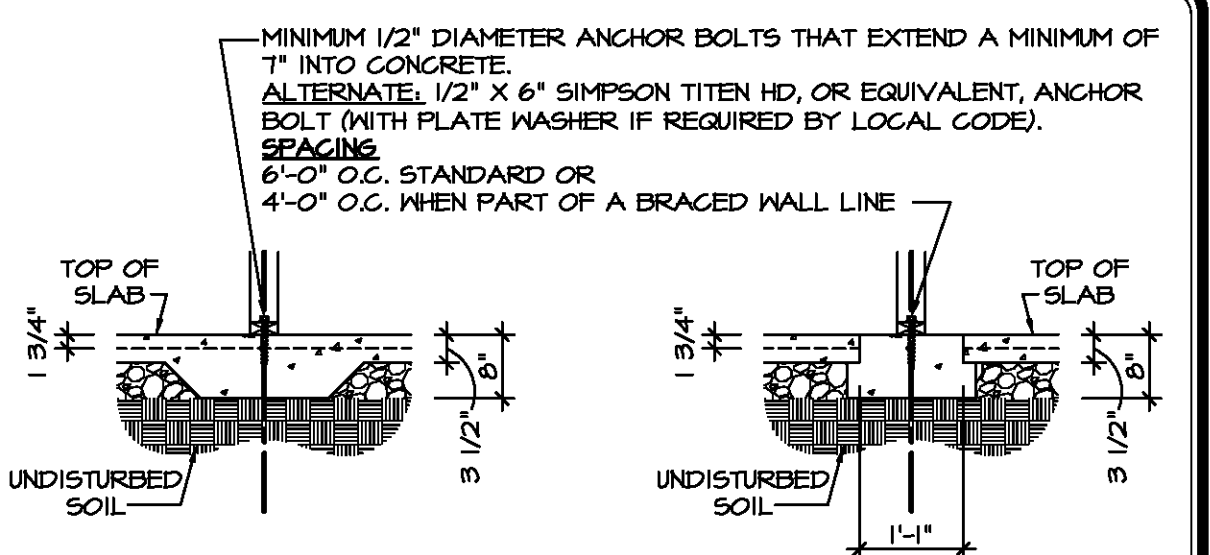
SCALE: 1/2" = 1'-0"



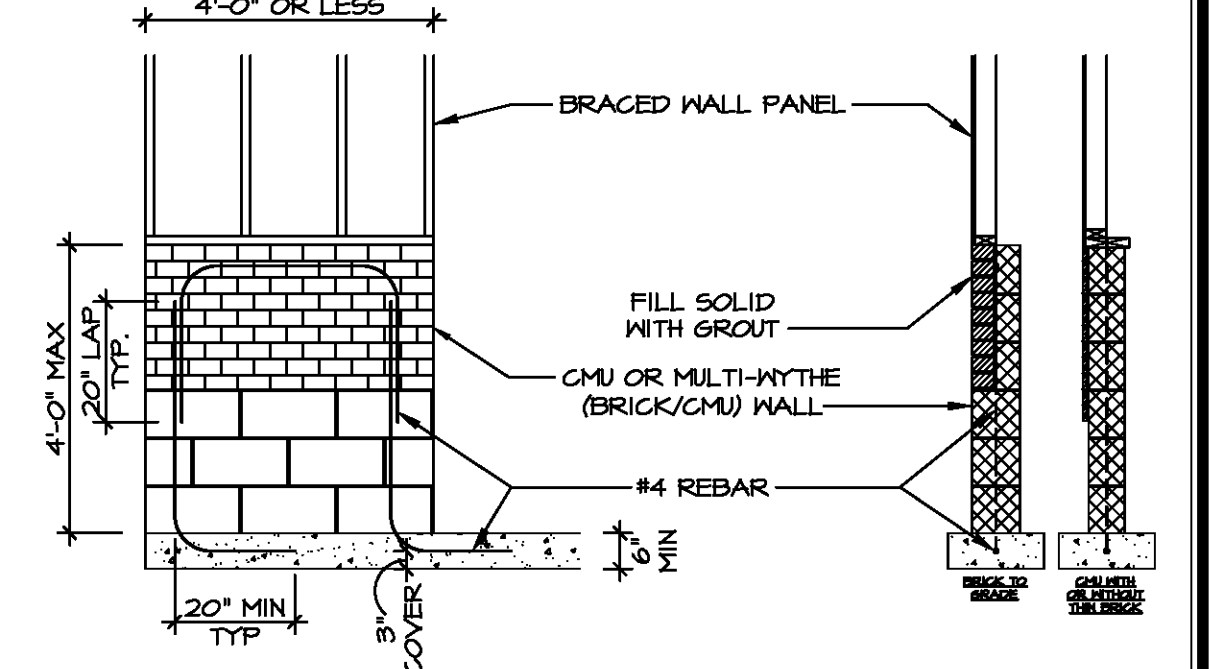
**CRAWL SPACE FOUNDATION**

**THICKENED SLAB**

SCALE: 1/2" = 1'-0"



**NOTES:**  
 - MASONRY STEM WALLS WITH A LENGTH 48 INCHES OR LESS SUPPORTING BRACED WALL PANELS SHALL BE REINFORCED IN ACCORDANCE WITH DETAIL 15 / FD-1. WALLS GREATER THAN 48 INCHES IN LENGTH DO NOT REQUIRE ANY ADDITIONAL REINFORCEMENT.  
 - MULTI-WYTHE WALL SECTIONS, CONSISTING OF BRICK IN FRONT OF 4" BLOCK OR CONCRETE GREATER THAN 8" HIGH SHALL HAVE WALL TIES INSTALLED FOR EVERY 4 SQ. FT. OF WALL SURFACE, WITH TIES NOT SPACED MORE THAN 36" HORIZONTALLY AND 24" VERTICALLY IN ACCORDANCE WITH ACI 530.  
 - GROUT BOND BEAMS AND ALL CELLS THAT CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS.

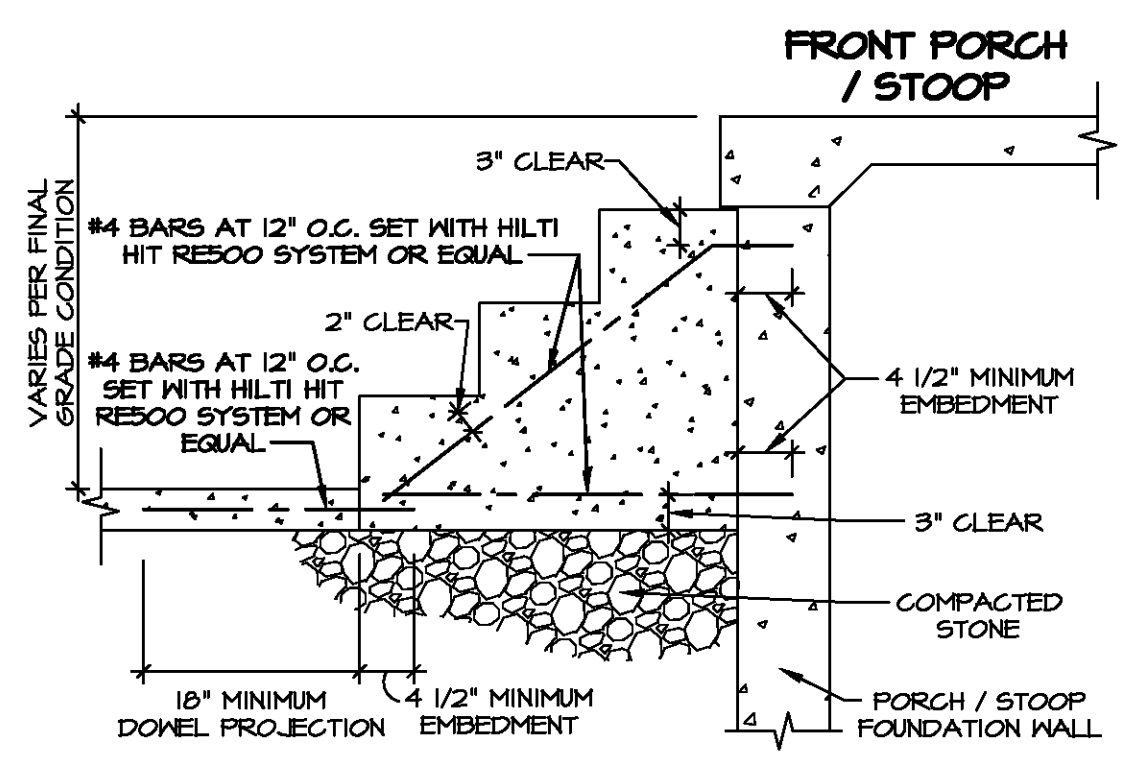


**15 MASONRY STEM WALLS**

SCALE: 3/8" = 1'-0"

**12 TYPICAL ENGINEERED HOLD-DOWN DETAIL**

SCALE: 3/4" = 1'-0"



**14 CONCRETE STAIR AT PORCH / STOOP**

SCALE: 3/4" = 1'-0"

**MUDSILL CHART BY PRODUCT SERIES**

PRODUCT SERIES	NUMBER OF PLATES
SIMPLY RYAN	SINGLE MUDSILL
RYAN LIFESTYLE	SINGLE MUDSILL
RENAISSANCE	DOUBLE MUDSILL
CORNERSTONE - 8" FOUNDATION	DOUBLE MUDSILL
CORNERSTONE - 9" FOUNDATION	SINGLE MUDSILL
NV - DIAMOND / ESTATE	SINGLE MUDSILL

**MUDSILL CHART BY PRODUCT SERIES**

SCALE: 3/4" = 1'-0"

**NOTE:**  
 FOR ALL FLASHING AND MOISTURE MANAGEMENT INFORMATION REFERENCE THE FOLLOWING:  
 F-1 - SIDING VENEER & GENERAL  
 F-2 - BRICK VENEER  
 F-3 - STONE VENEER

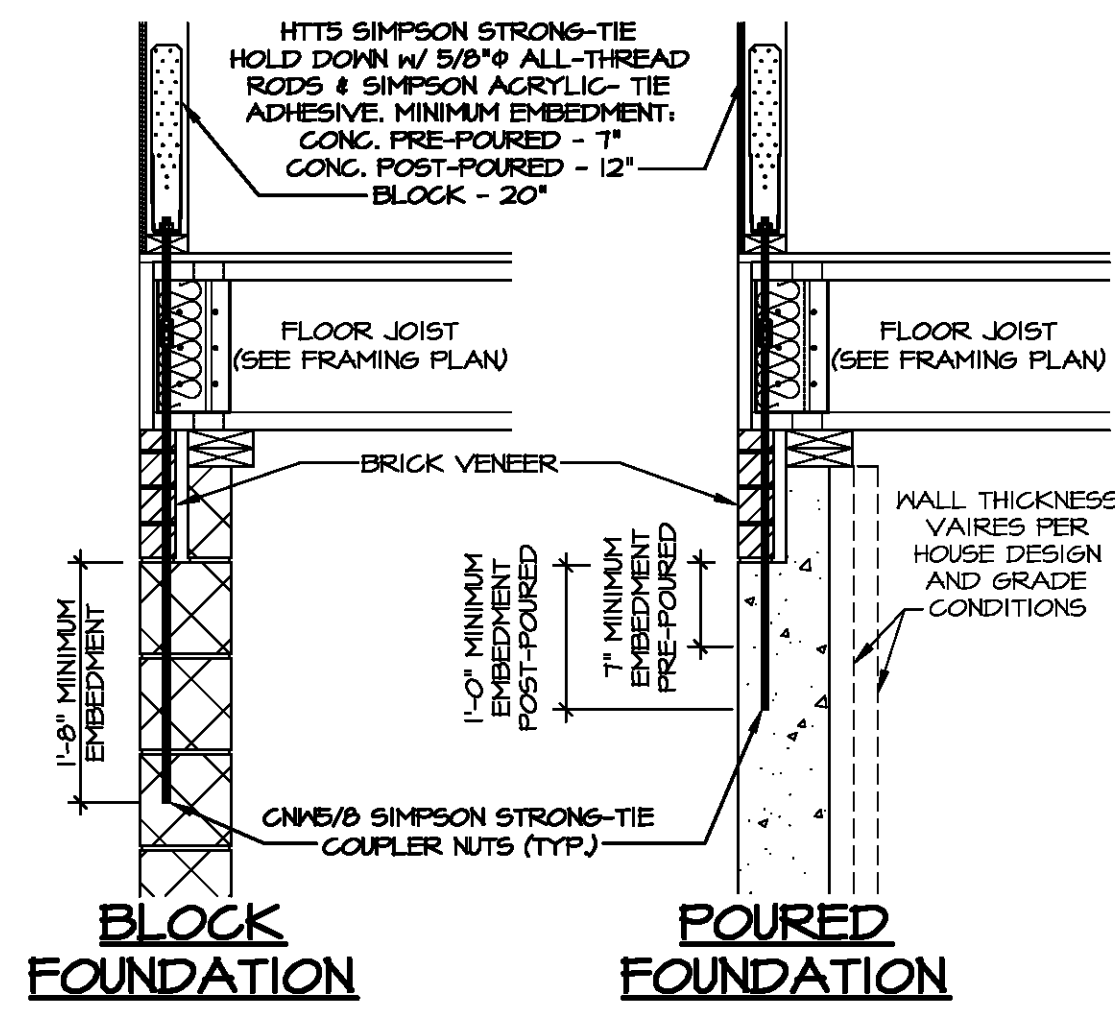
**NVR**  
 5285 Washington Blvd.  
 Frederick, MD 21703  
 (301) 746-7000  
 www.nvr.com

**STANDARD DETAILS**  
 DRAWING TITLE: FOUNDATION DETAILS  
 GENERAL DESCRIPTION: FOUNDATION DETAILS  
 SHEET NO.: FD-1

**REVISIONS**

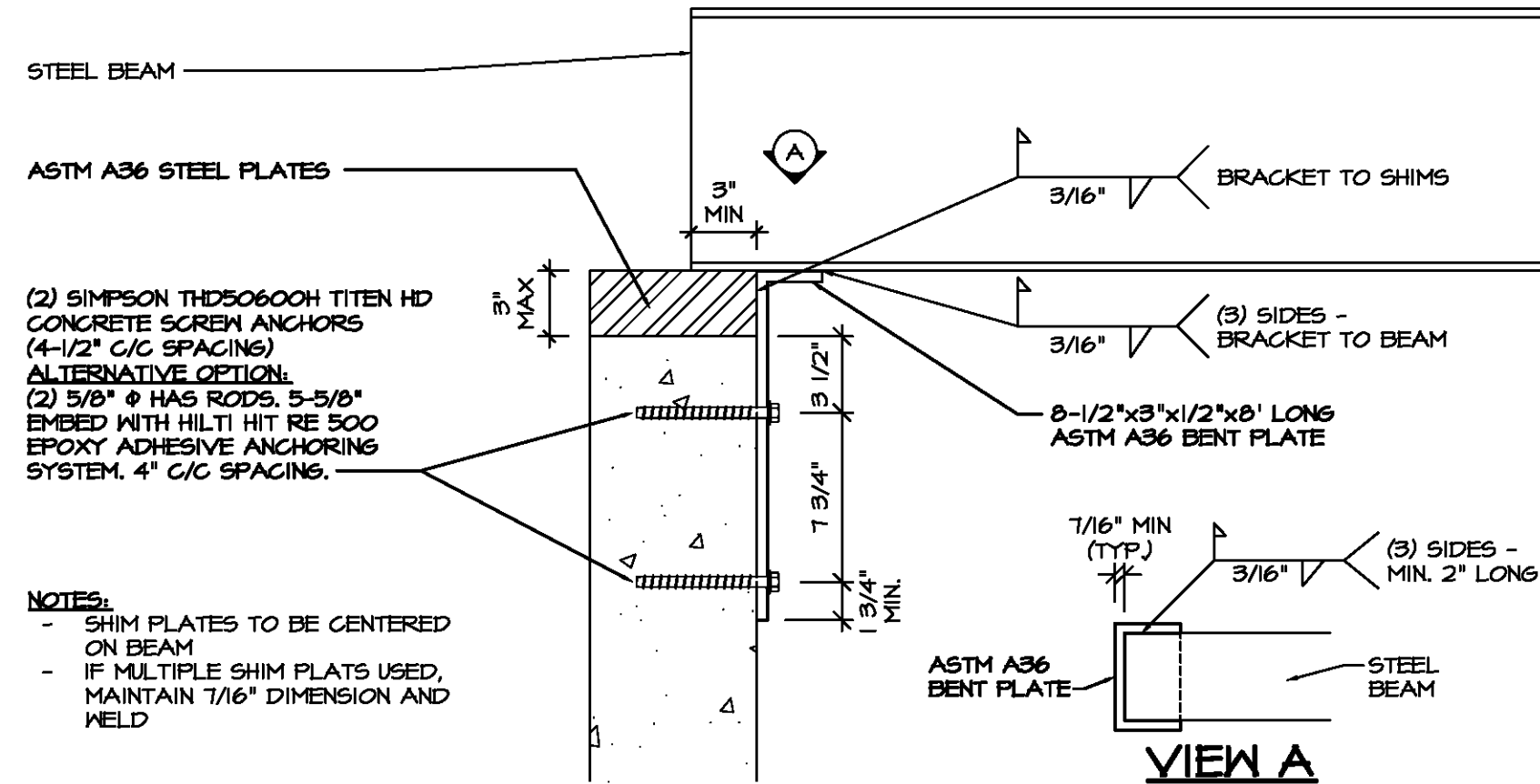
REV. NO.	DATE	DESCRIPTION
15	5/22/14	DRA - DETAIL 8, REVISED BLOCK CONDITION TO INCLUDE REBAR IN FOOTING
16	7/11/14	CEL - REVISED DETAIL 9/15 FOR INFORMATION CLARITY
17	7/26/14	NS - MOISTURE MANAGEMENT REVISION (JOB #3666)
18	9/20/14	JE - ADDED THIN BRICK OPTION TO DETAIL 8 AND 15
19	12/10/14	DRA - DETAIL 14, REVISED BEAM SILL TO BEAM FASTENERS
20	6/10/15	DRA - DETAIL 14, ADDED BRACED WALL ATTACHMENT INFO
21	2/26/16	DRA - DETAIL 14, ADDED LEAD WALK AND REBAR CONNECTION
22	4/18/16	DRA - ADDED DETAIL 15

PROJECT DETAILS: NVR - Foundation FD-1.dwg 05/03/20 - 10:14 am



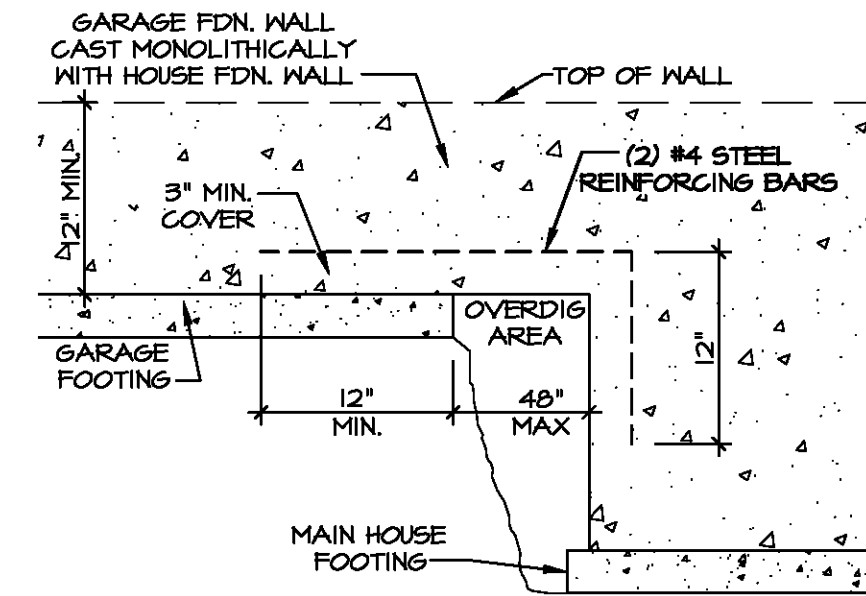
**BRICK TO GRADE WITH WALL HOLD-DOWN**

SCALE: 3/4" = 1'-0"



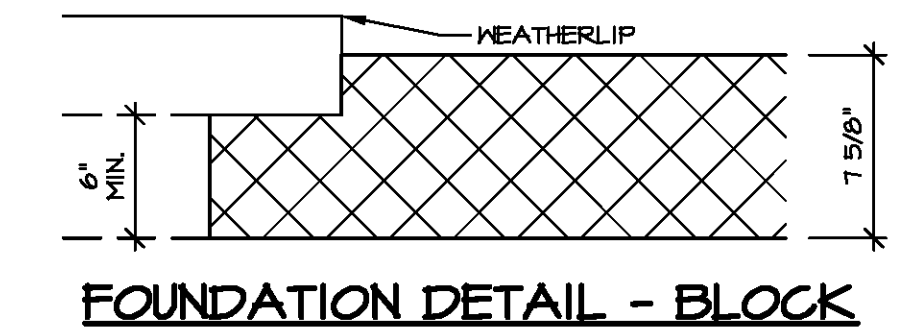
**STEEL BEAM FASTENING ALTERNATIVE**

SCALE: 1 1/2" = 1'-0"

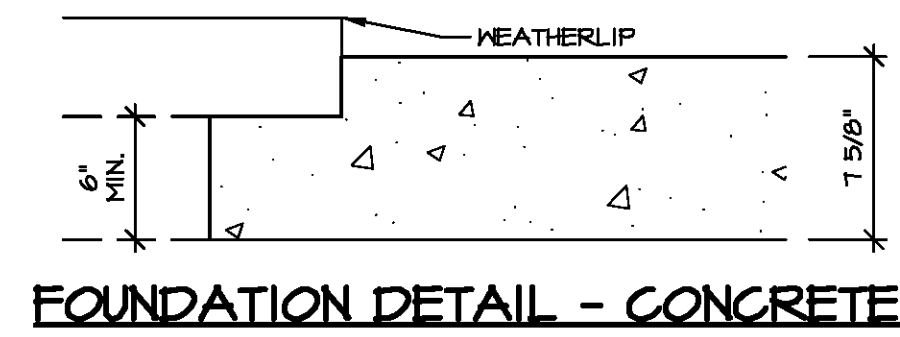


**OVERDIG DETAIL**

SCALE: 1" = 1'-0"



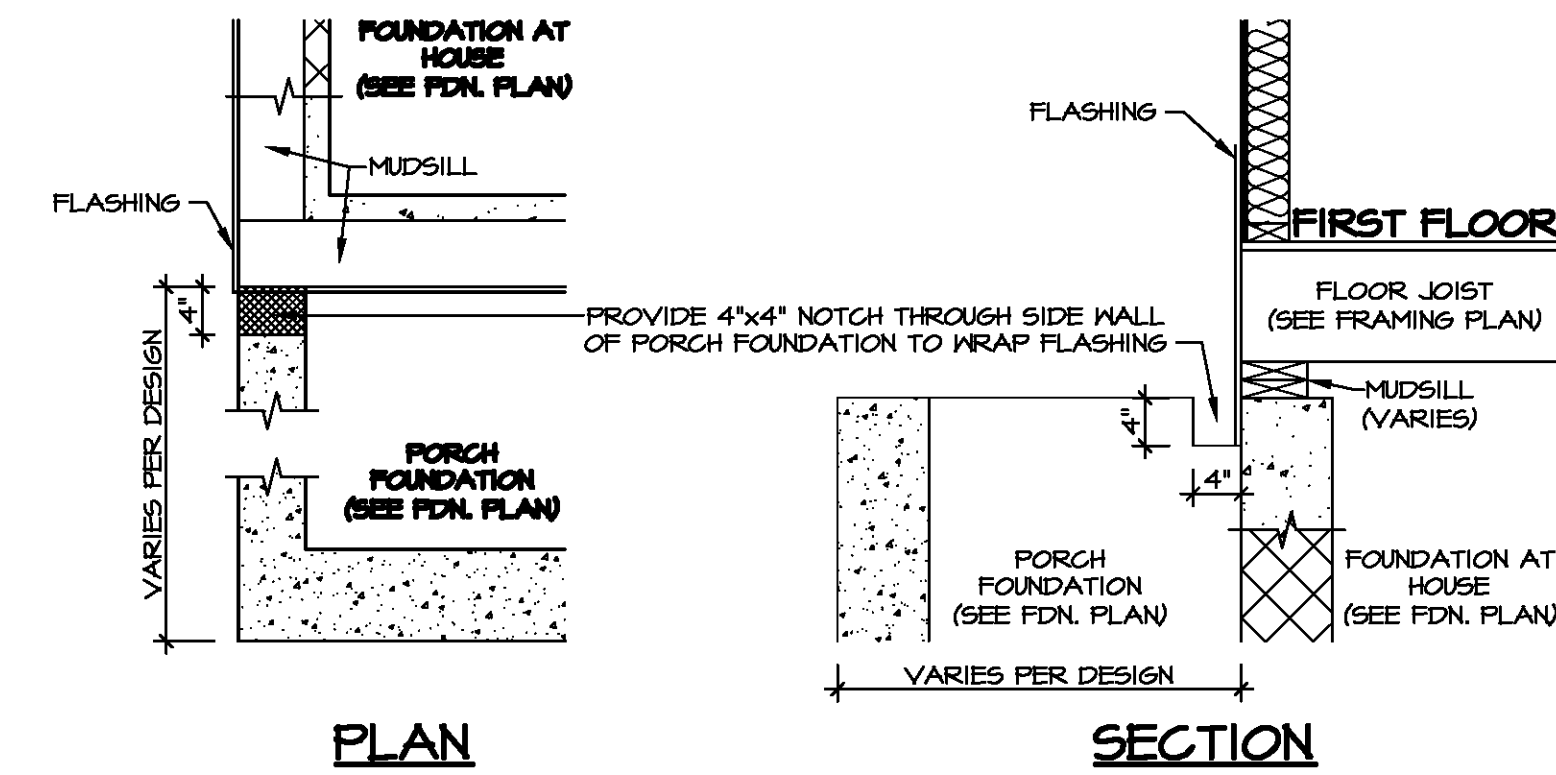
**FOUNDATION DETAIL - BLOCK**



**FOUNDATION DETAIL - CONCRETE**

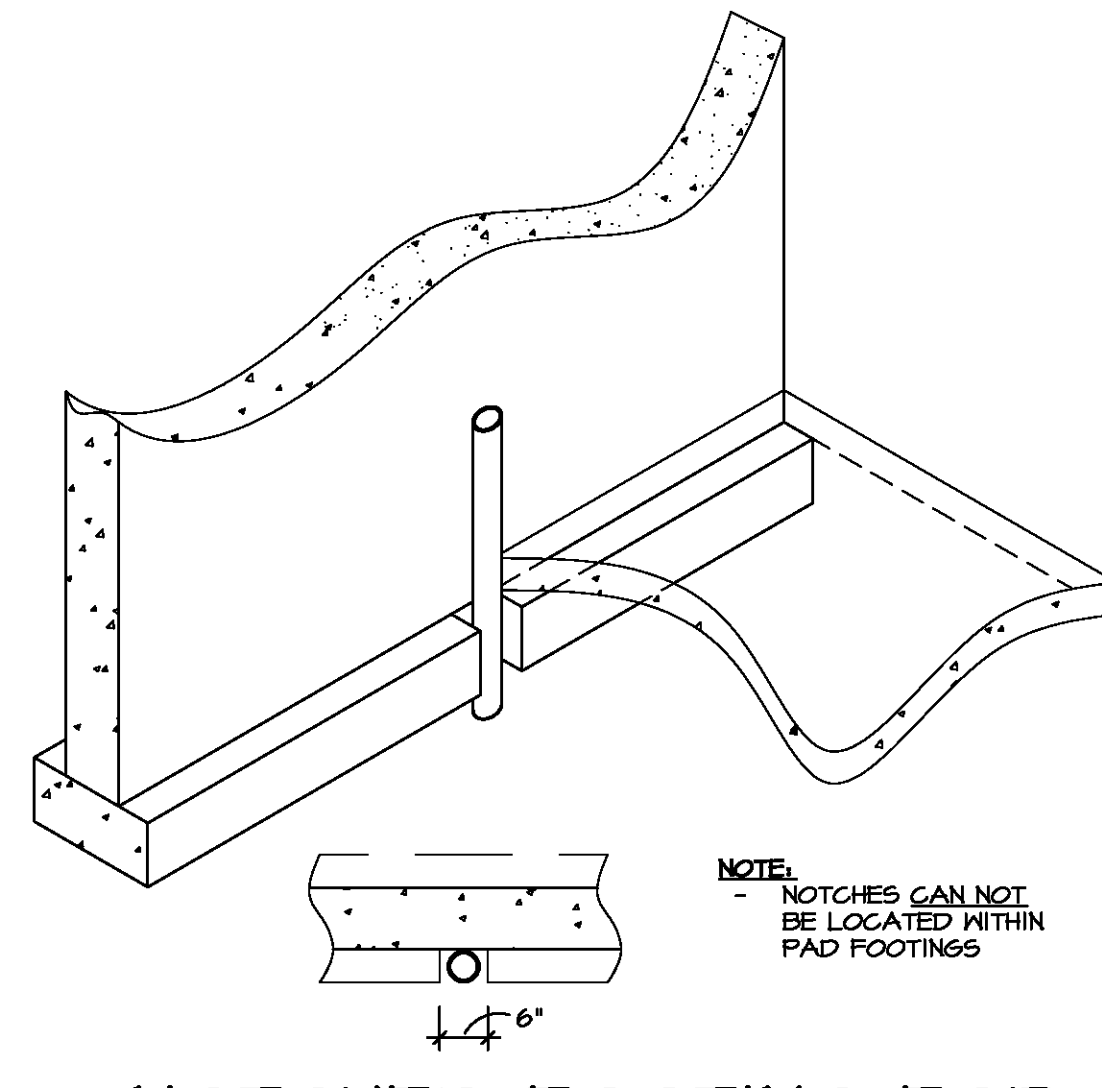
**FOUNDATION AT GARAGE DOOR JAMB**

SCALE: 1 1/2" = 1'-0"



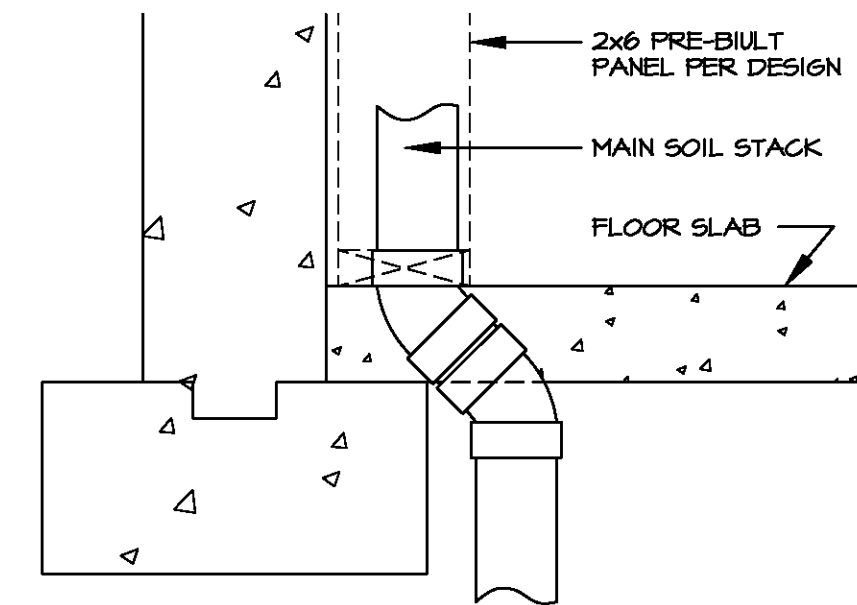
**PORCH FOUNDATION NOTCH DETAIL**

SCALE: 3/4" = 1'-0"



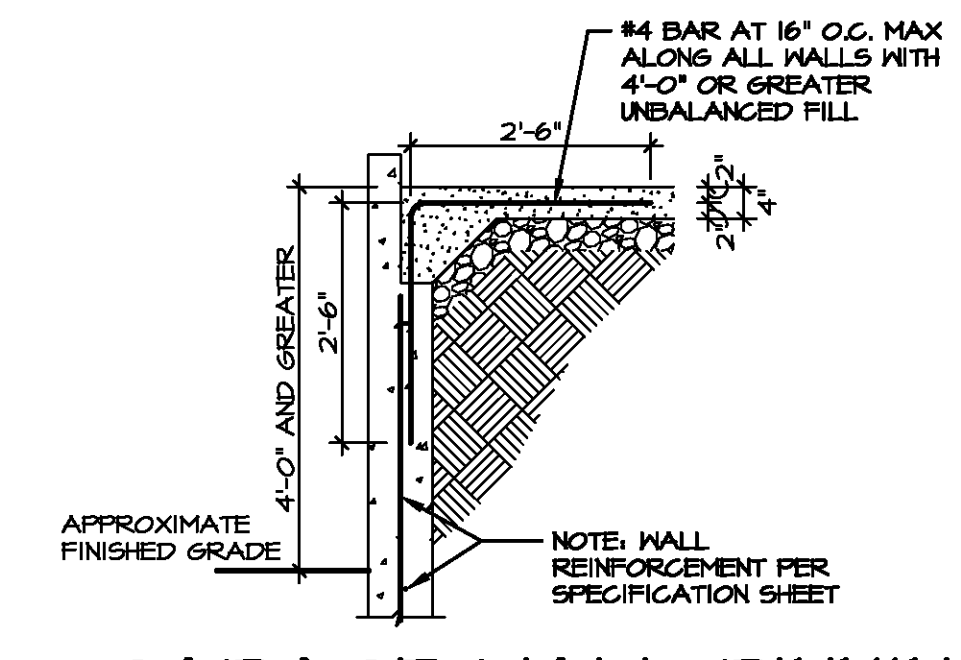
**NOTCHED FOOTING FOR DRAIN DETAIL**

SCALE: 1/2" = 1'-0"



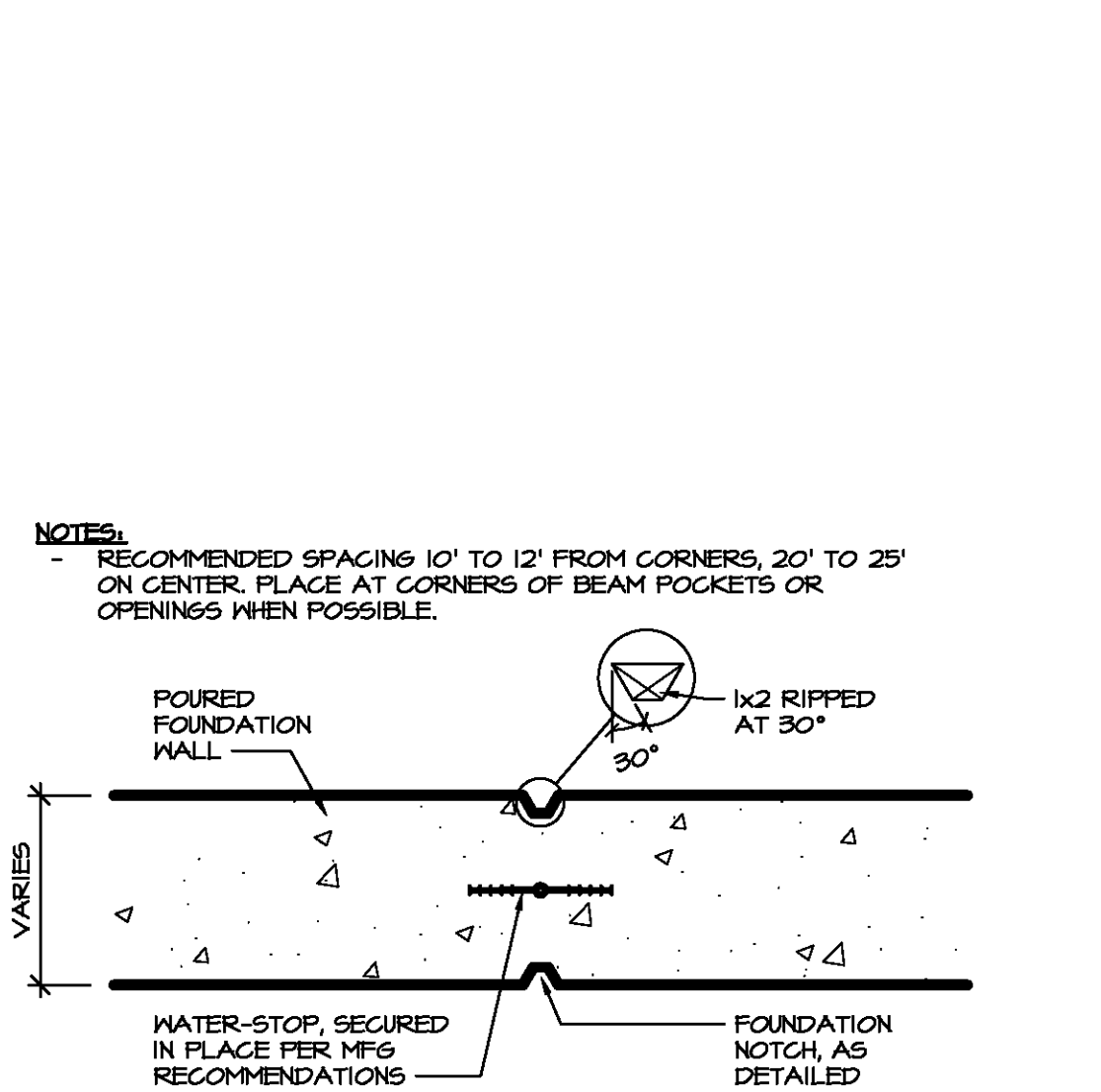
**MAIN SOIL STACK DETAIL**

SCALE: 1 1/2" = 1'-0"



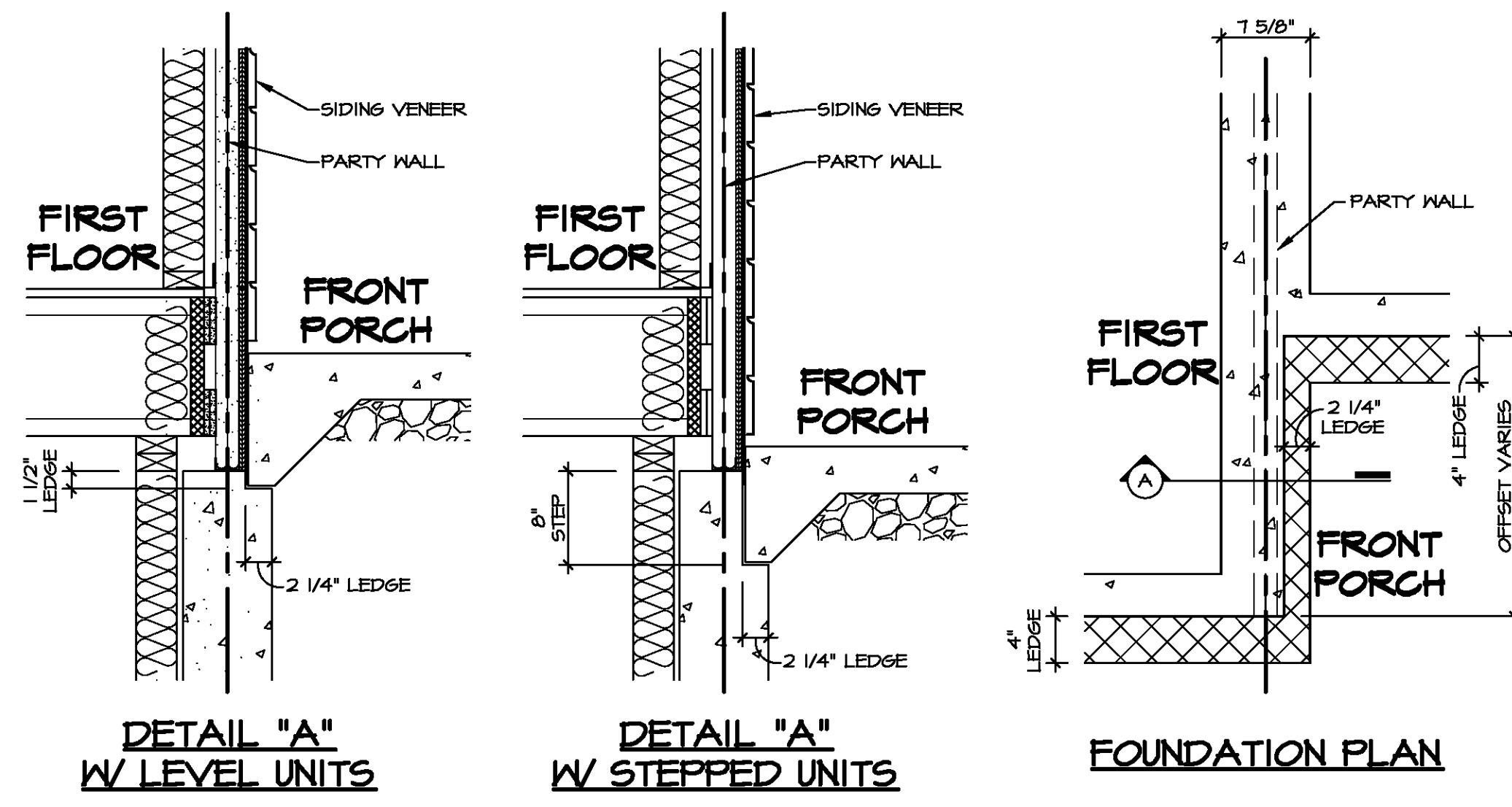
**GARAGE WALL PINNING - LOW SIDE LOT REINFORCING**

SCALE: 1/2" = 1'-0"



**VERTICAL CONTROL JOINT**

SCALE: 1 1/2" = 1'-0"



**DETAIL "A" W/ LEVEL UNITS**

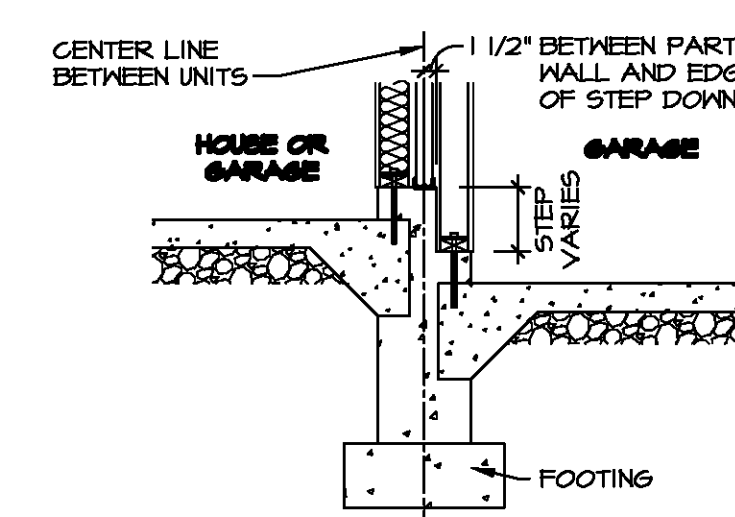
**DETAIL "A" W/ STEPPED UNITS**

**FOUNDATION PLAN**

**FOUNDATION WALL AT UNIT OFFSET**

SCALE: 1" = 1'-0"

ATTACHED PRODUCT



**GARAGE WITH STEPPED UNIT**

SCALE: 1/2" = 1'-0"

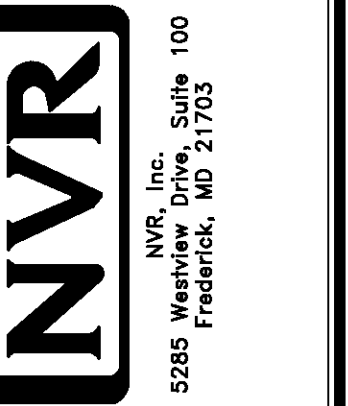
**NOTE:**  
FOR ALL FLASHING AND MOISTURE MANAGEMENT INFORMATION REFERENCE THE FOLLOWING:

- F-1 - SIDING VENEER & GENERAL
- F-2 - BRICK VENEER
- F-3 - STONE VENEER



REV. NO.	DATE	REMARKS
10	5/1/14	DRA - DETAILS 5, 6 AND 7, MADE OBSOLETE AND REMOVED FROM SHEET
11	7/26/11	NS - MOISTURE MANAGEMENT REVISION (JOB #5666)
12	6/6/14	DRA - ADDED DETAIL 14
13	9/20/14	DRA - DETAIL 14, REMOVED FLASHING INFORMATION
14	3/4/20	DRA - DETAIL 5, ADDED DIMENSIONS TO BENT REBAR
15	6/2/20	DRA - ADDED DETAIL 15
7	4/1/16	DRA - ADDED DETAIL 12
6	6/26/16	DRA - DETAIL 10, REVISED TO BE USED WITH ANY DRAIN
4	12/2/16	DRA - ADDED DETAIL 19

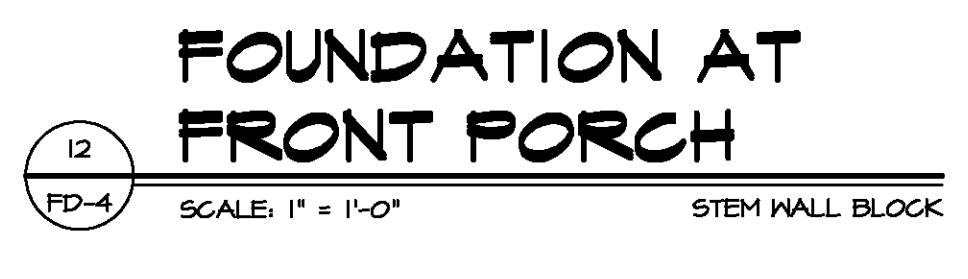
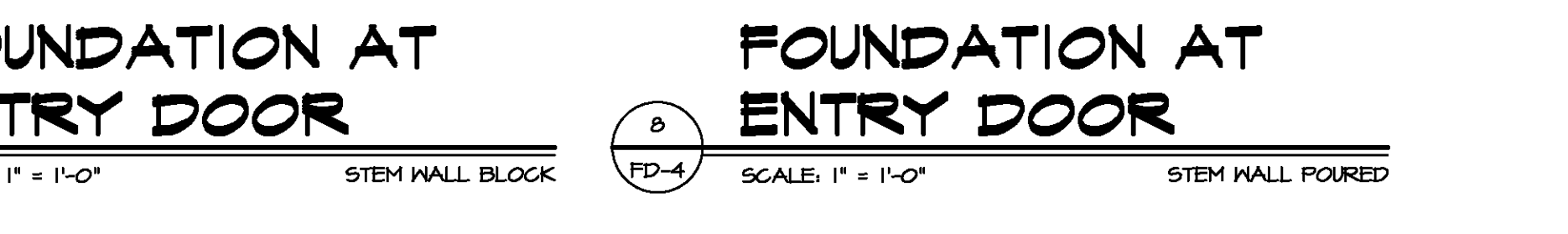
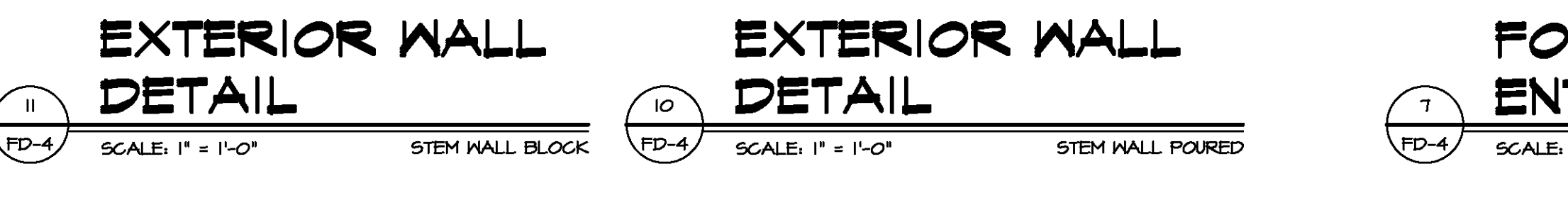
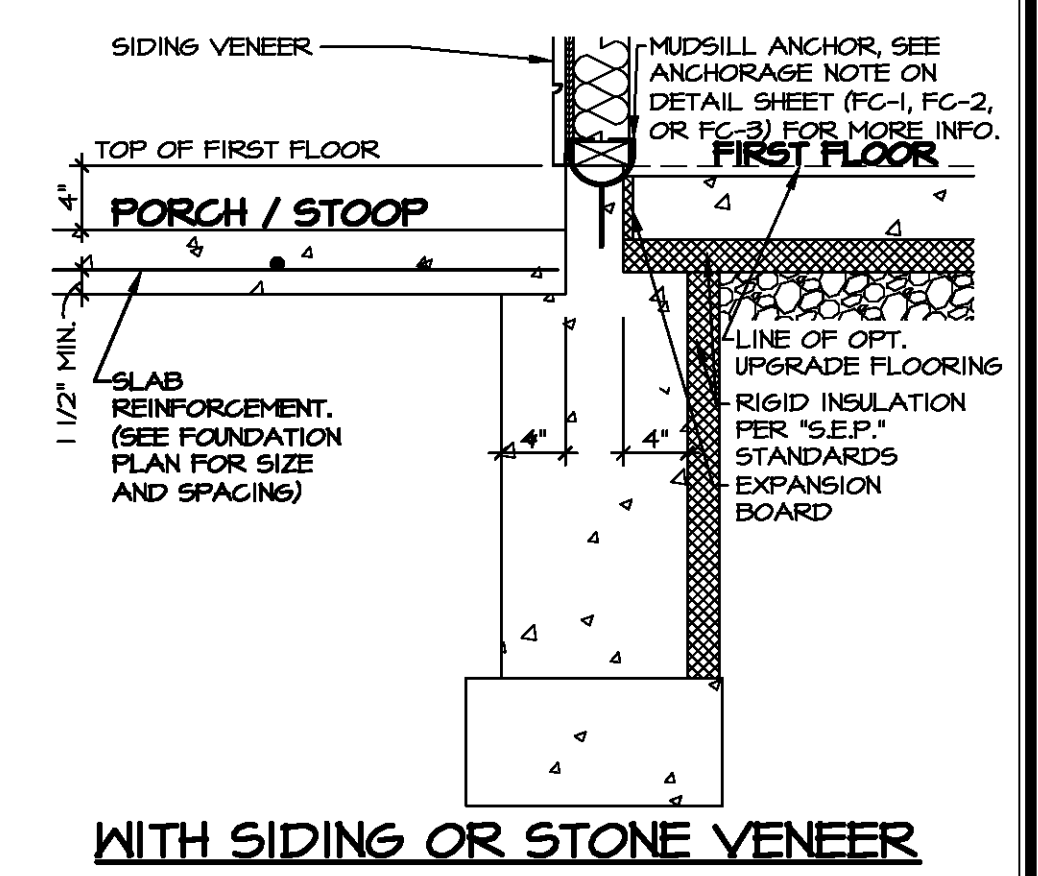
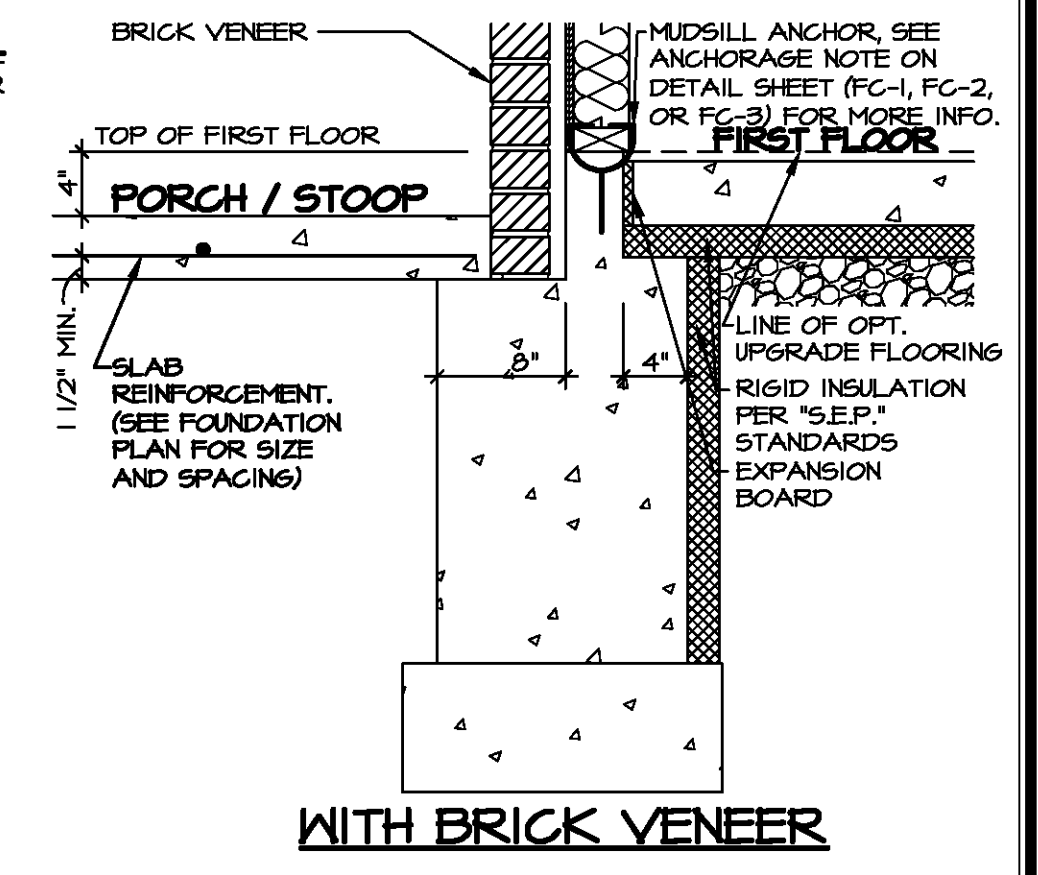
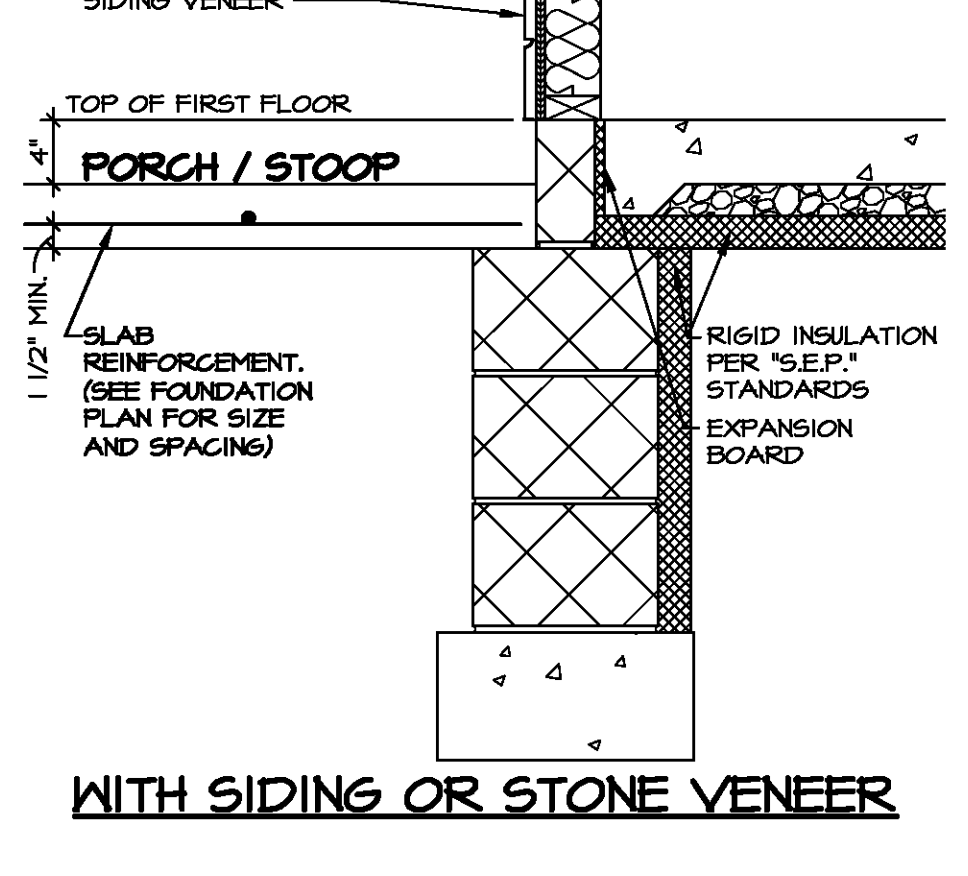
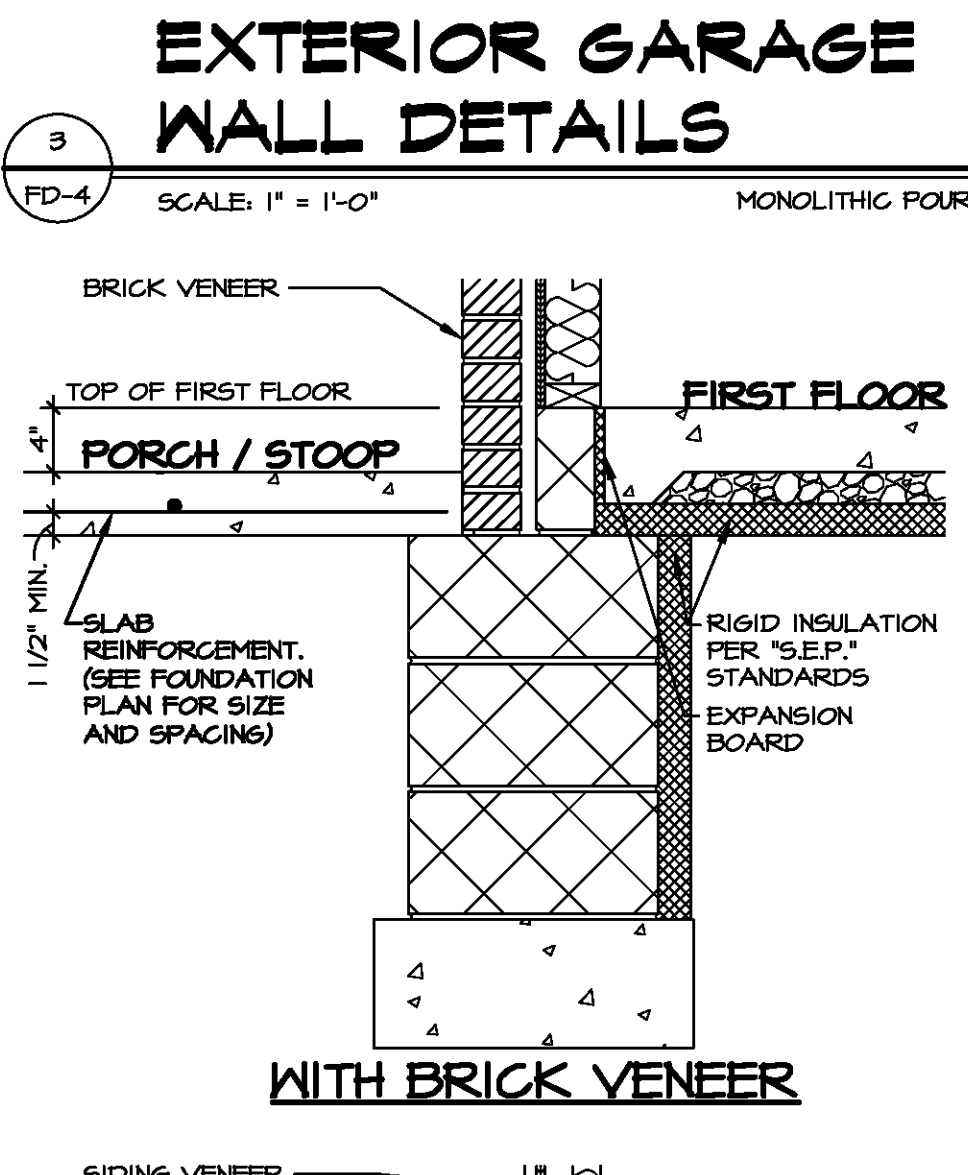
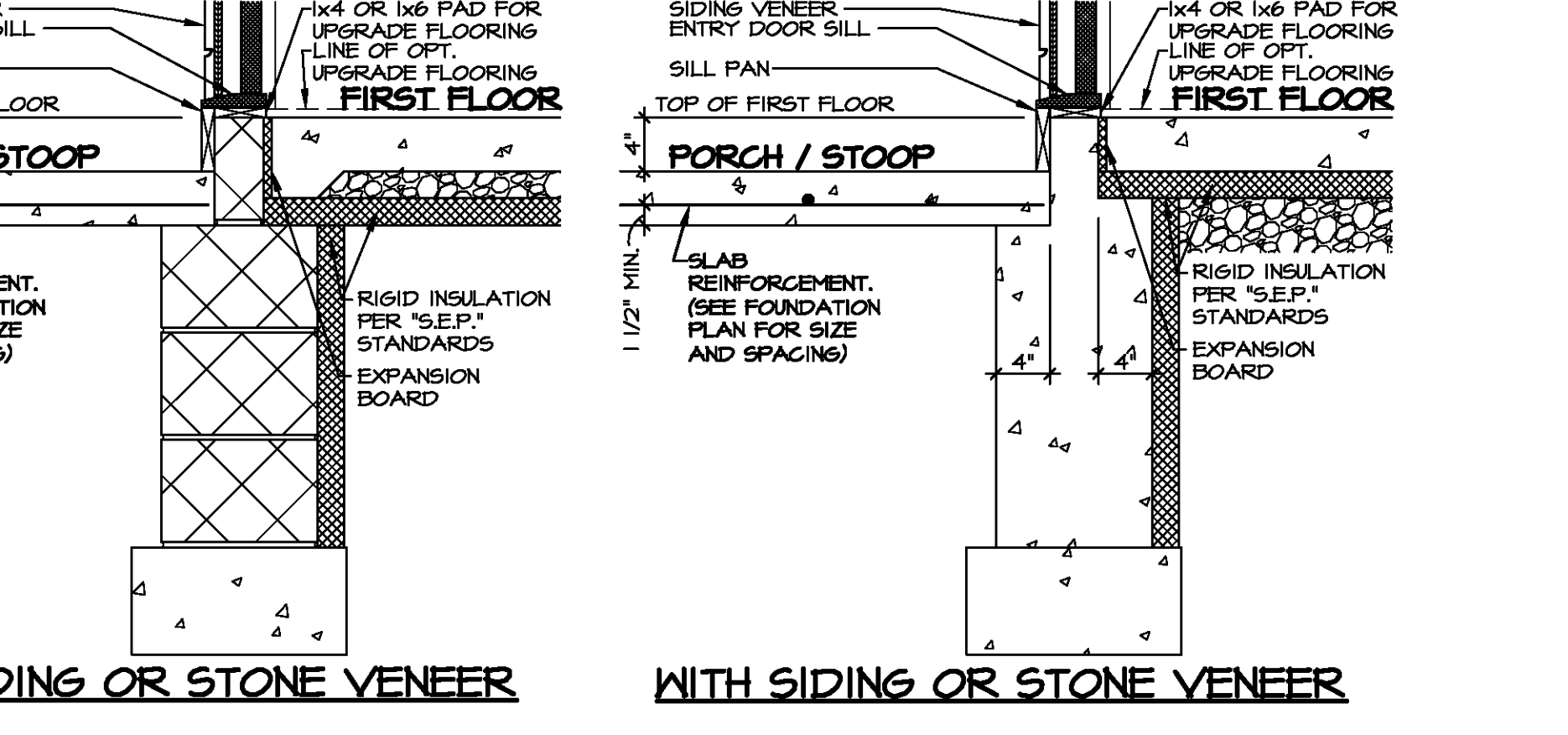
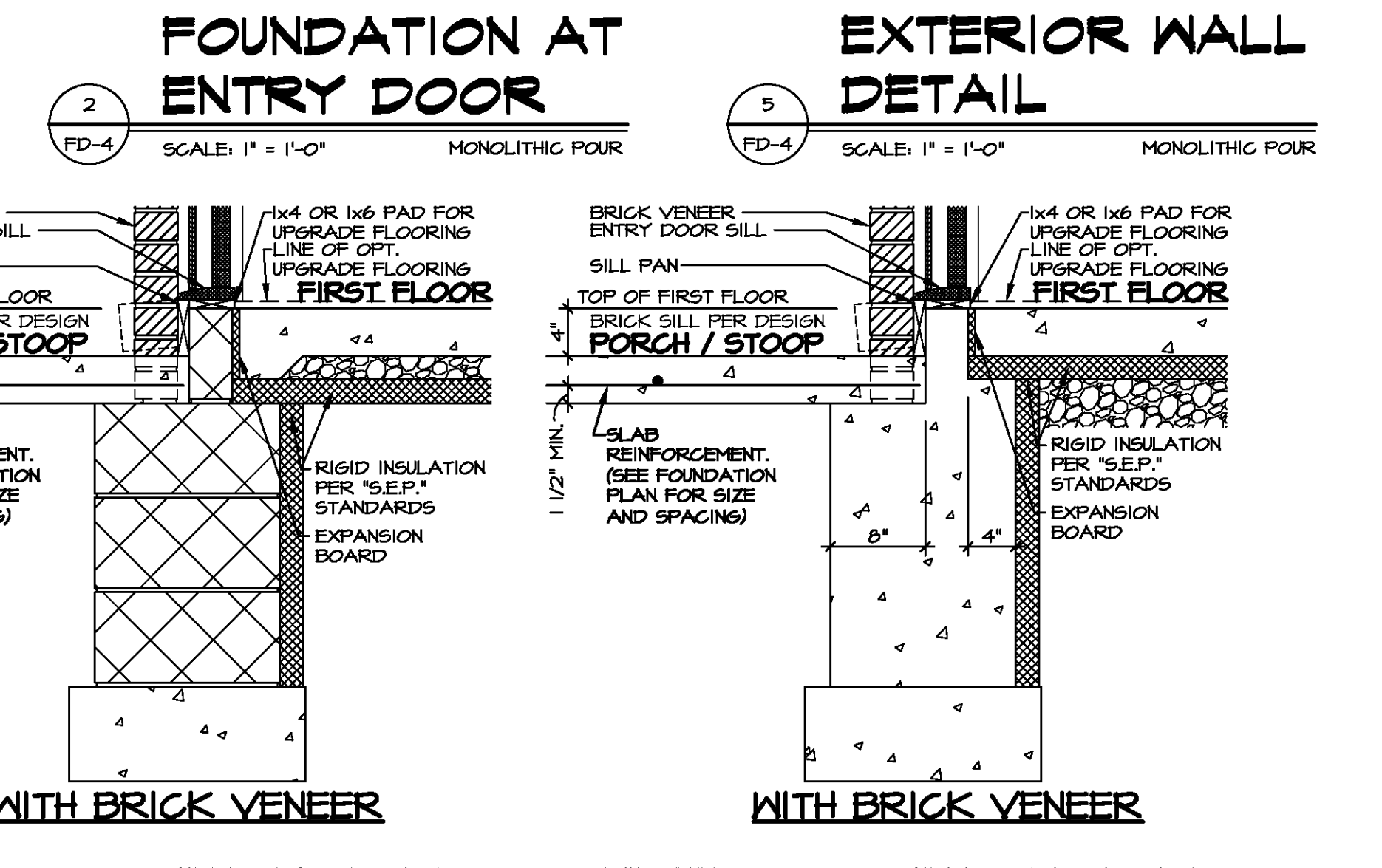
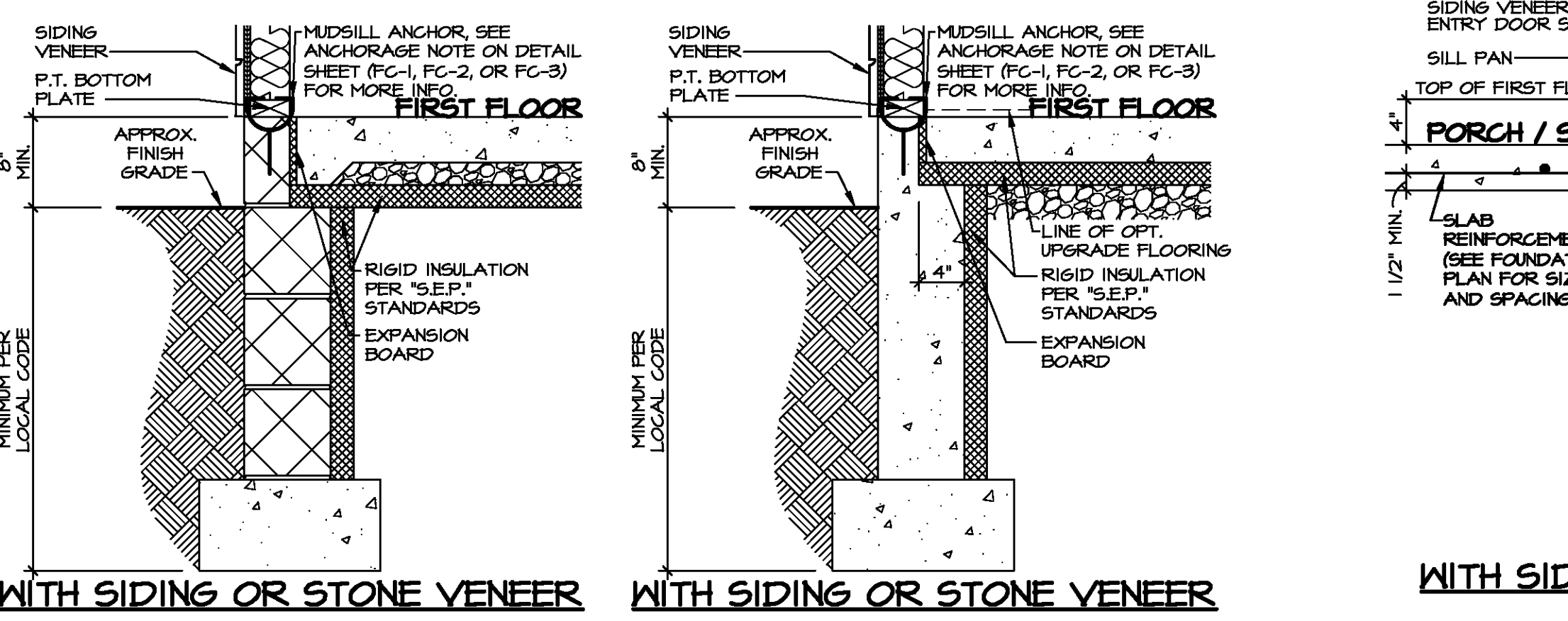
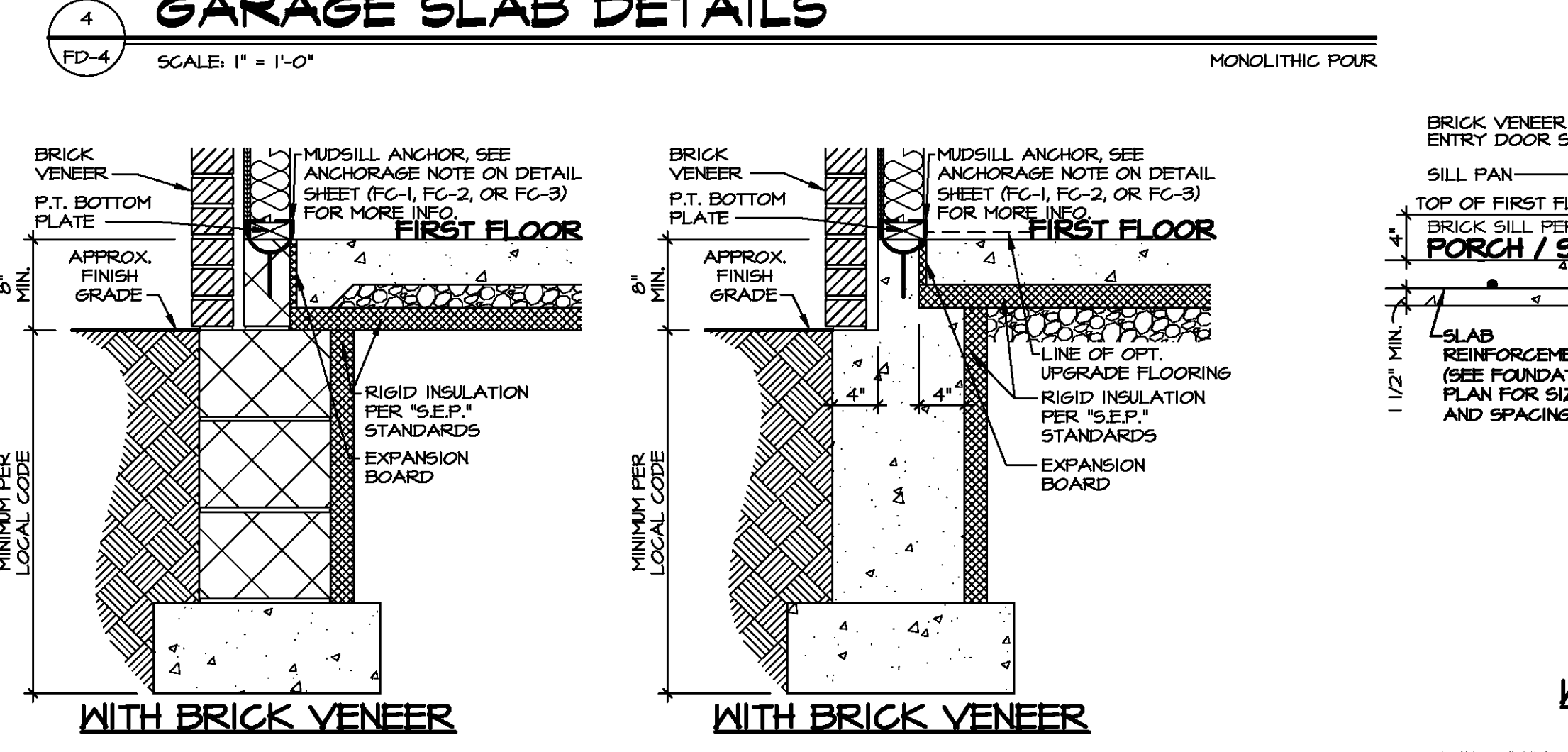
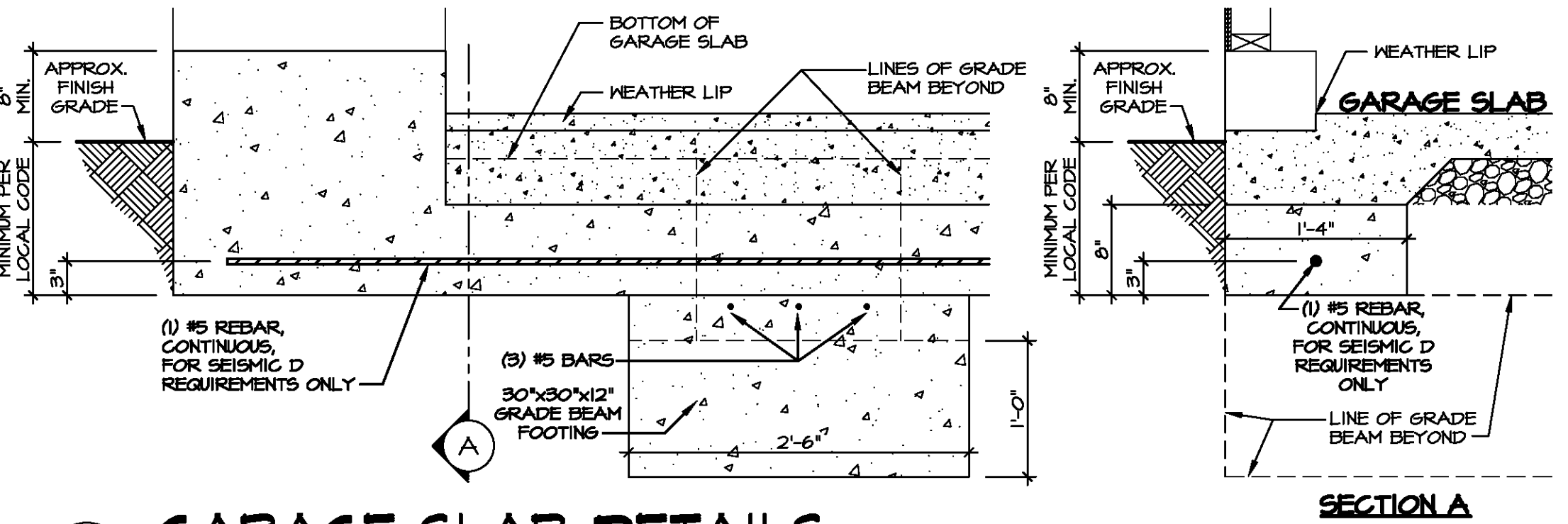
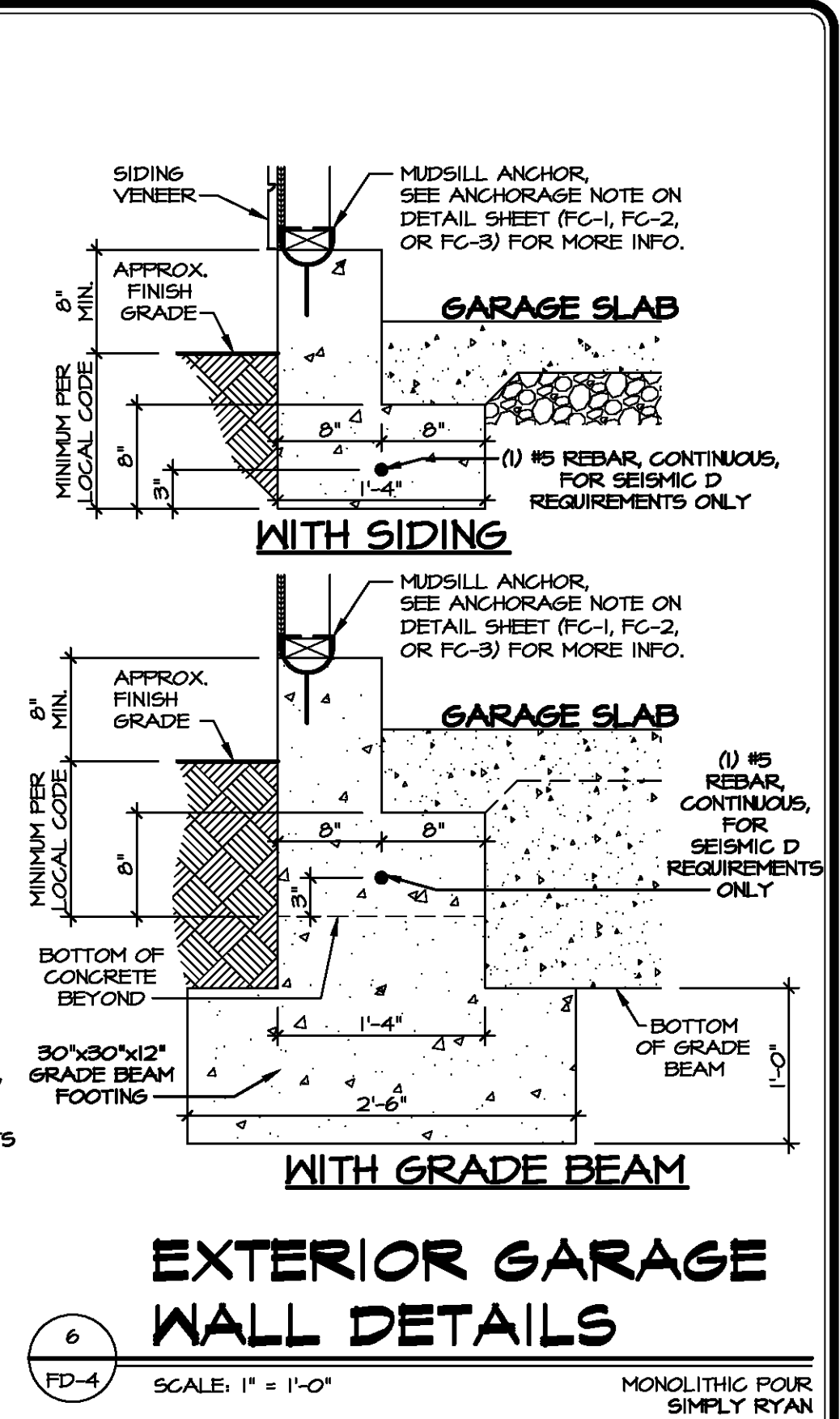
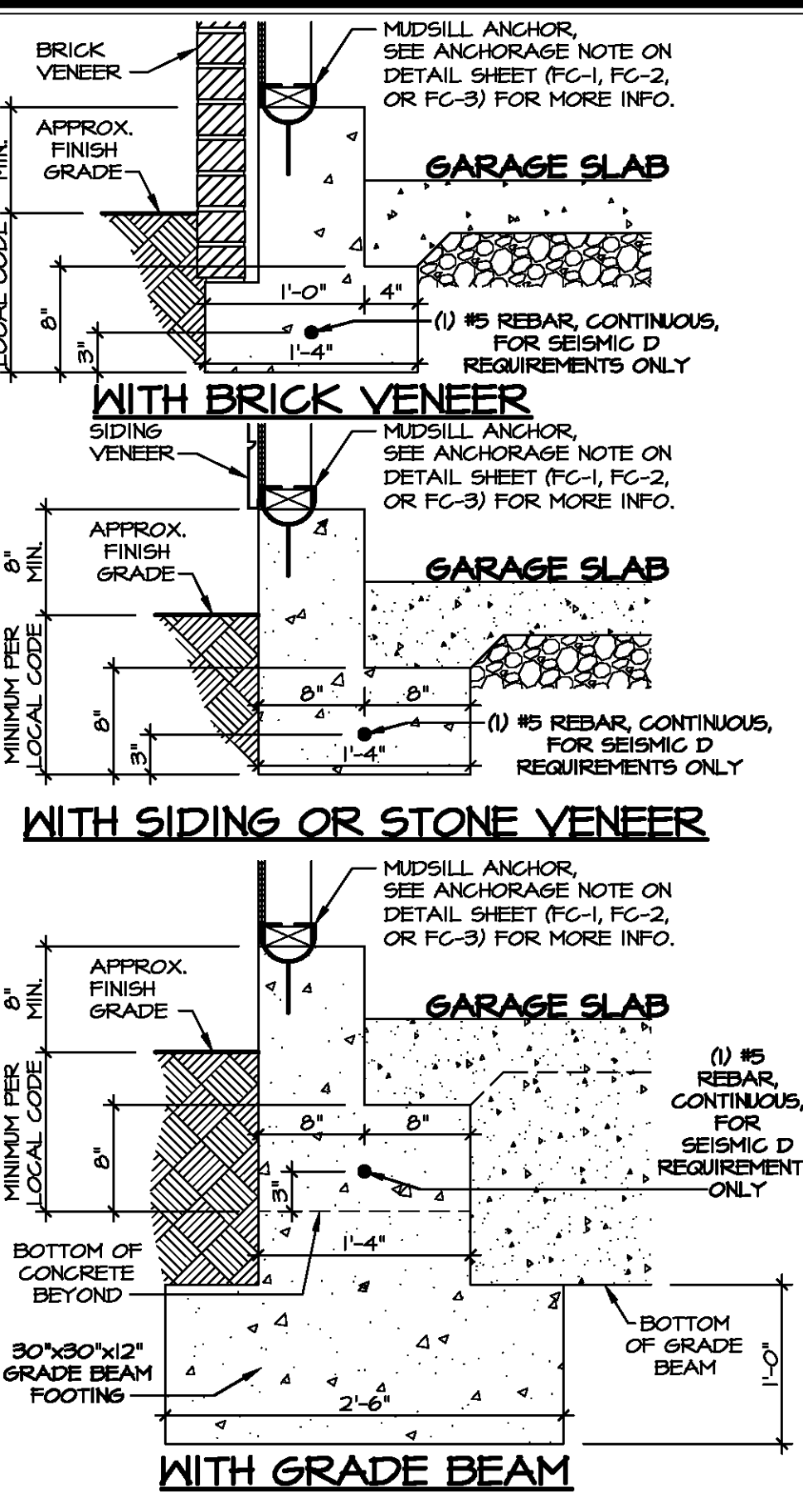
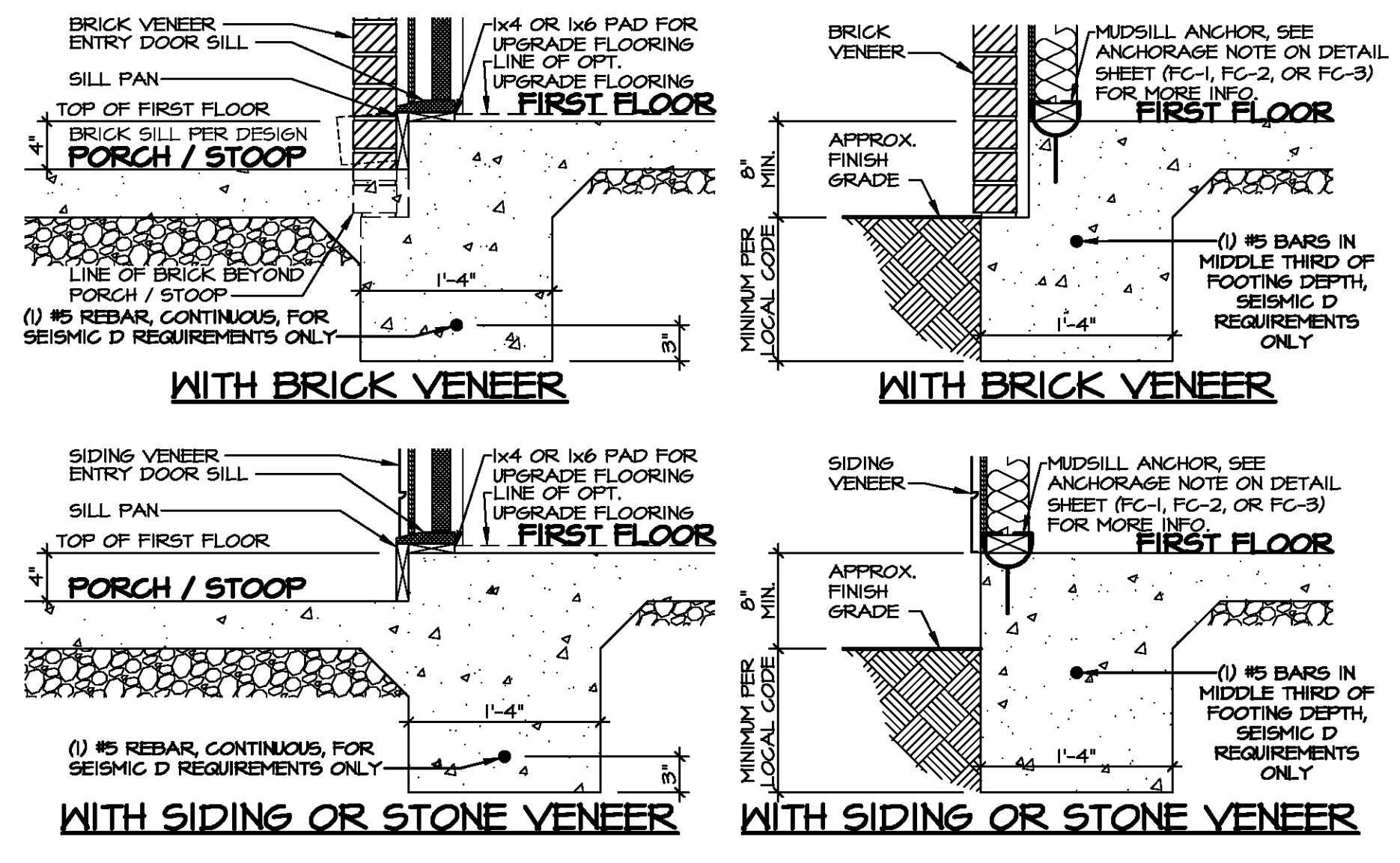
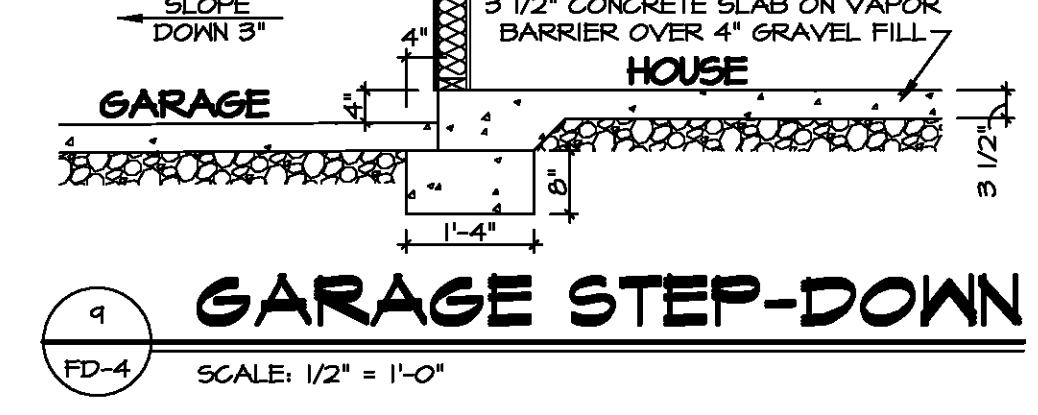
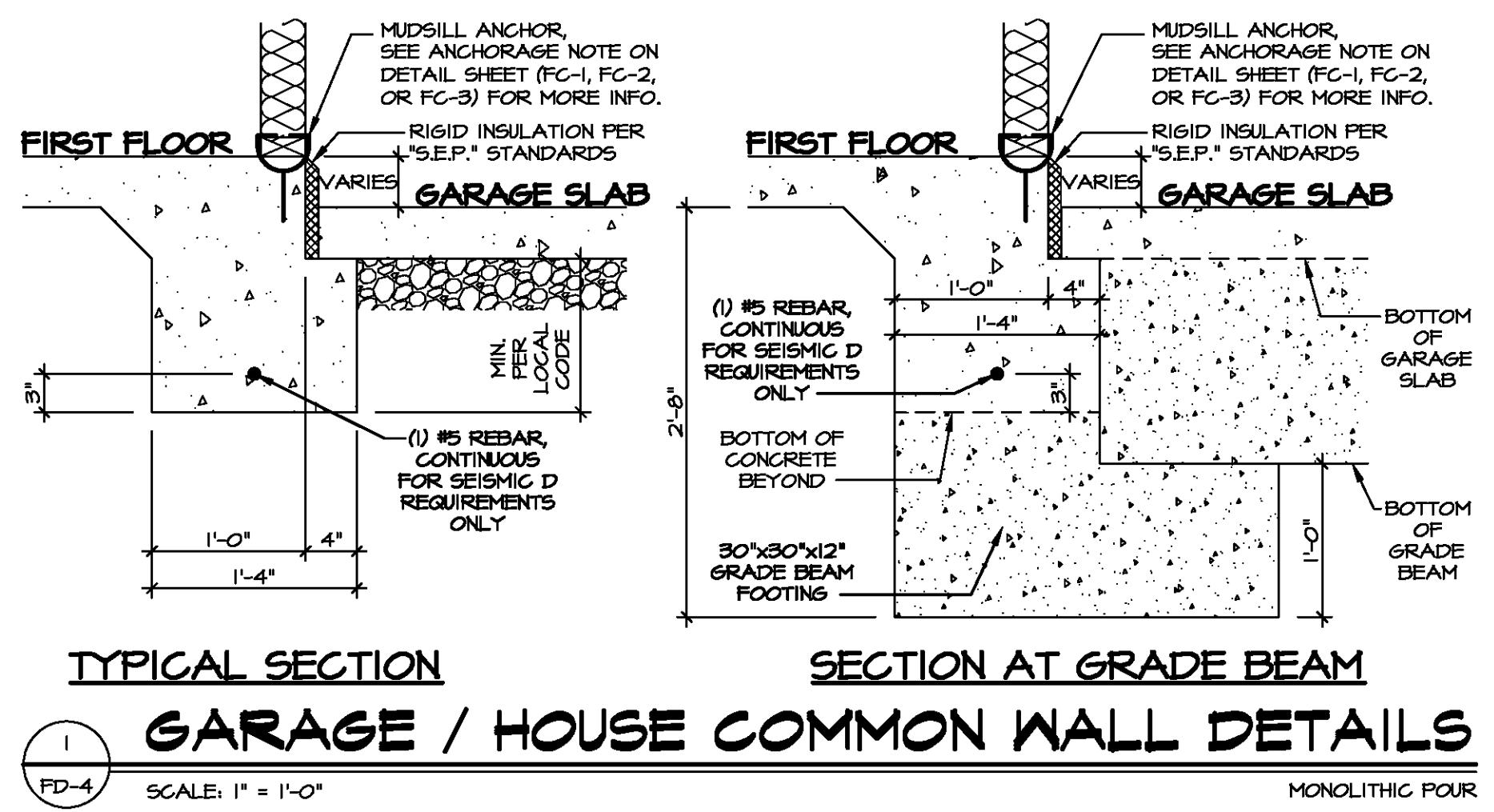
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SET NO.	NVR
VERSION	
DRAWN BY	
DATE:	
OPTION	

MODEL	STANDARD DETAILS
DRAWING TITLE	FOUNDATION DETAILS
GENERAL	
OPTION DESCRIPTION	

SHEET NO. **FD-1b**



**FOUNDATION AT FRONT PORCH**  
 SCALE: 1" = 1'-0"  
 STEM WALL Poured

NOTE: NO STEEL REINFORCEMENT REQUIRED IN PORCH SLAB IF FULL PERIMETER WING WALL AND COMPACTED SOIL IS USED.

NOTE: FOR ALL FLASHING AND MOISTURE MANAGEMENT INFORMATION REFERENCE THE FOLLOWING:  
 F-1 - SIDING VENEER & GENERAL  
 F-2 - BRICK VENEER  
 F-3 - STONE VENEER

**CHARLES SHAW**  
 9549  
 10101  
 10101

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

REV. NO.	DATE	REMARKS
1	7/20/14	DRH - MOISTURE MANAGEMENT (JOB #9566)
2	7/20/14	DRH - ADDED DETAILS 12 AND 13
3	6/20/18	DRH - DETAILS 1, 6, 12 AND 13, ADDED LINE OF OPT. 1/2" WALL
4	9/27/18	CEL - ADDED SEISMIC D CONDITIONS TO MULTIPLE DETAILS
5	10/31/18	DRH - DETAILS 1, 6, 12 AND 13, ADDED NO REBAR NOTE
6	5/16/19	DRH - ADDED SEISMIC D INFO TO ALL MONOLITHIC DETAILS
7	5/21/19	DRH - ADDED RIGID FOAM INSULATION / EXPANSION BOARD
8	7/22/19	DRH - ADDED RIGID FOAM INSULATION / EXPANSION BOARD

MODEL: STANDARD DETAILS  
 DRAWING TITLE: FOUNDATION DETAILS  
 SHEET NO.: FD-4  
 OPTION DESCRIPTION: SLAB FOUNDATION