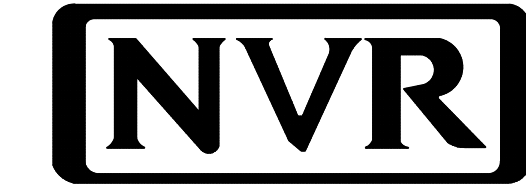


ELM

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



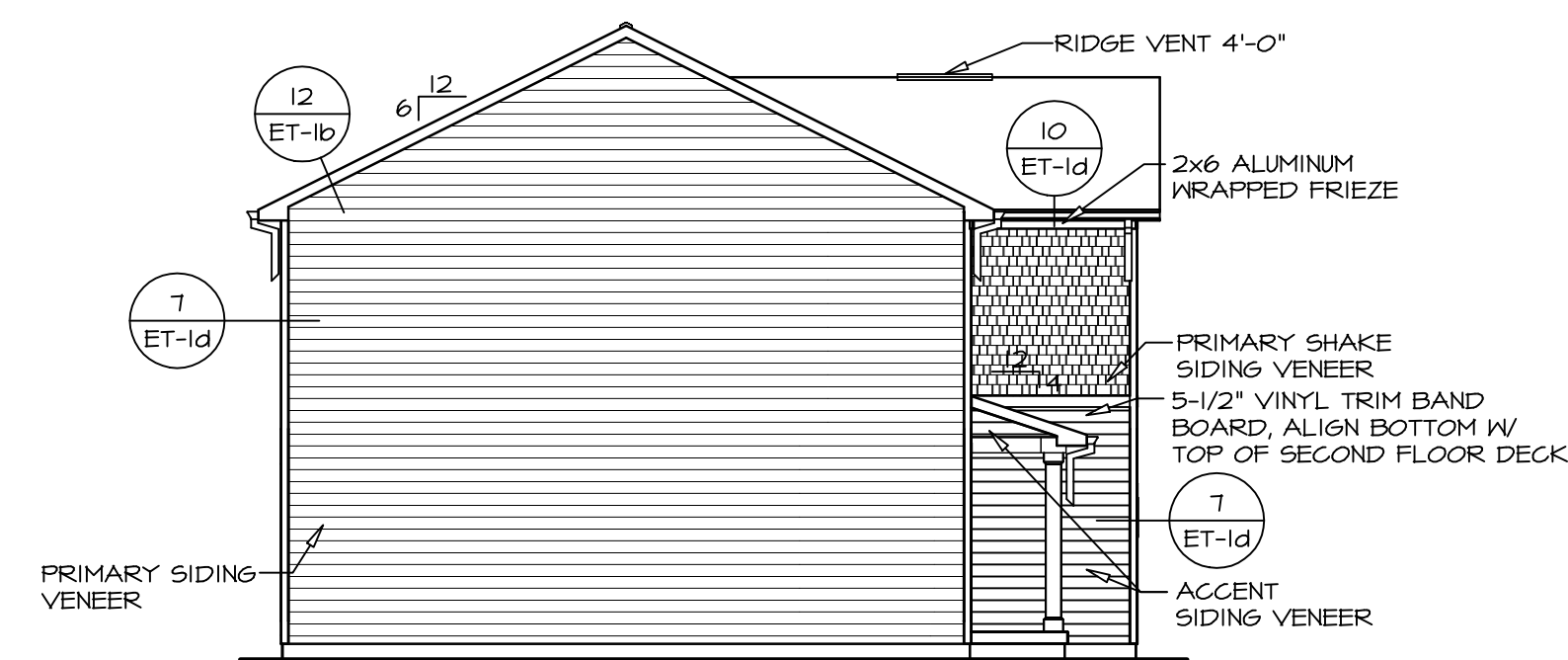
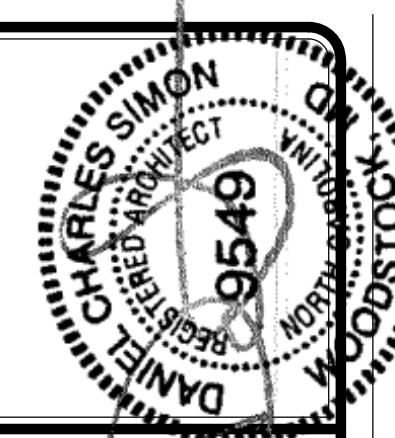
NVR, Inc.
5285 Westview Drive, Suite 100
Frederick, MD 21703

	FULL BASEMENT												STANDARD DETAILS	
	STD. DWGS.													
SPEC SHEET	SS-1													AD-1
ELEVATIONS	4													DR-1
FOUNDATION	5													DR-1b
FOUNDATION HOLD DOWNS	6													ET-1b
PLUMBING	7													ET-1c
BASEMENT FLOOR PLAN	8													ET-1d
FIRST FLOOR PLAN	9													ET-1g
SECOND FLOOR PLAN	10													F-1
BUILDING SECTIONS	11													F-1b
FIRST FLOOR FRAMING	18													FA-1
SECOND FLOOR FRAMING	19													FC-1
ROOF FRAMING	20													FD-1
WALL BRACING	22													FD-1b
														FD-2
														FD-2b
														GB-1
														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

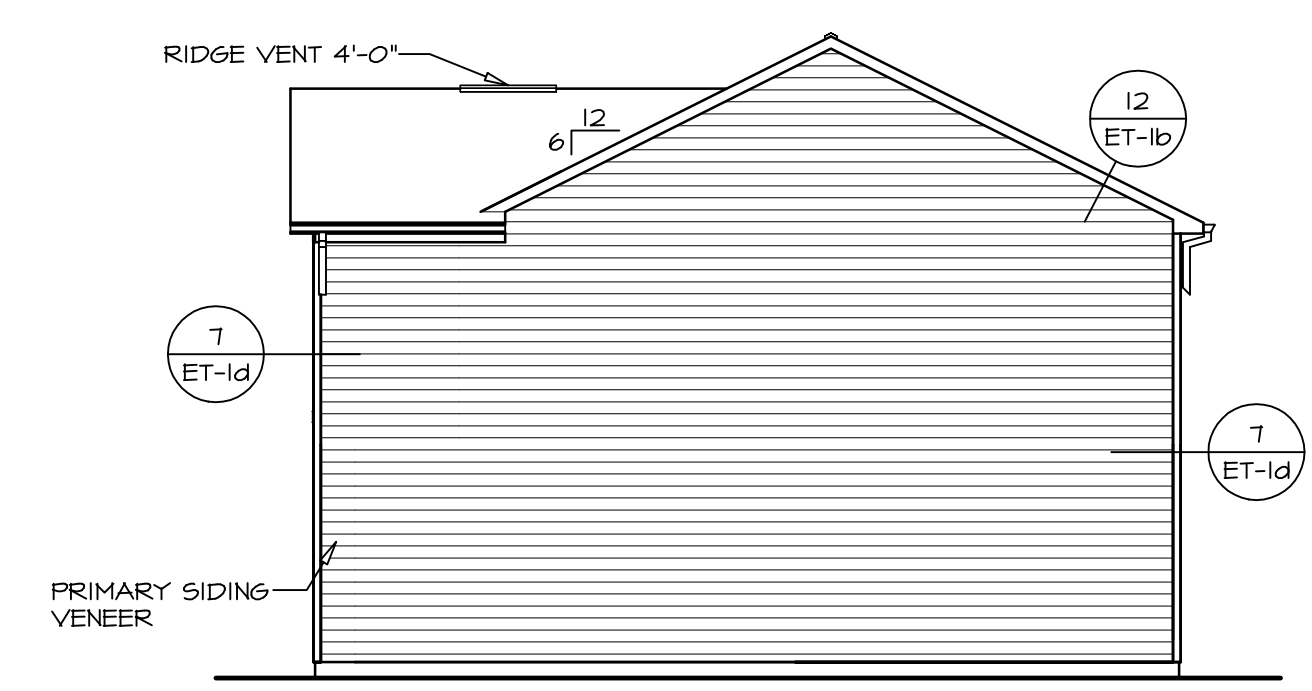
FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	901 SF
	901 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1302 SF
	1302 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
TWO CAR GARAGE	402 SF
	402 SF
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
BASEMENT (BASE SF)	660 SF
BASEMENT BEHIND GARAGE (ADD. SF)	251 SF
	911 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



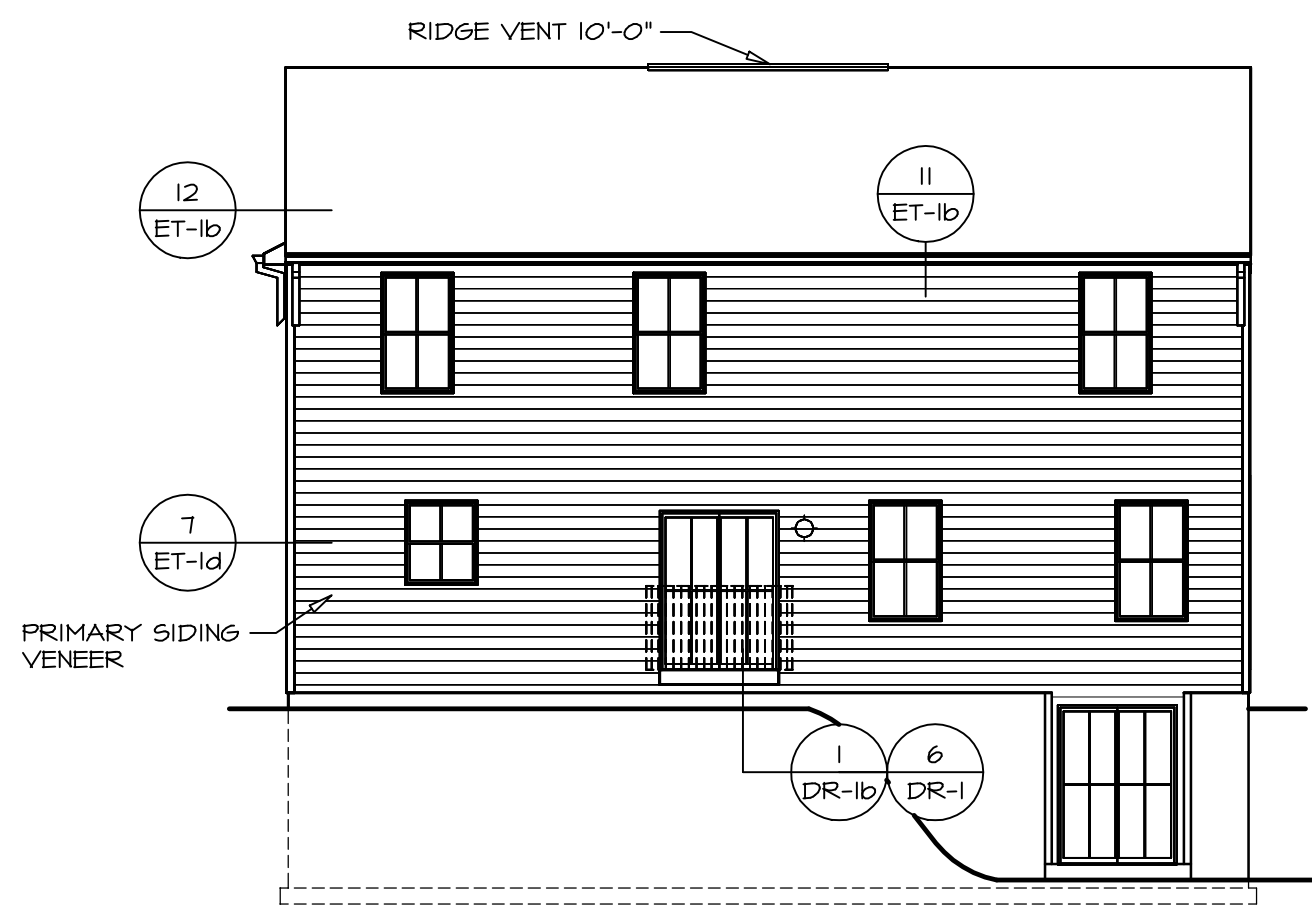
4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



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



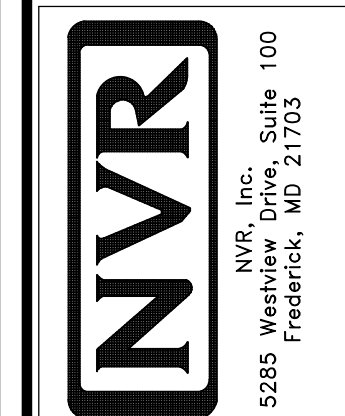
2 REAR ELEVATION
SCALE: 1/8" = 1'-0"

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

© NVR, Inc. expressly reserves the right to modify these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.



SET NO. EMM00	VERSION 01
DRAWN BY	DATE:
OPTION	FBA
OPTION	FCA
DRAWING TITLE	
ELEVATIONS	
OPTION DESCRIPTION	
FULL BASEMENT FOUNDATION	
CRAWL FOUNDATION	

SHEET NO.	4
MODEL	A-1

PAD FOOTING SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENG. N.M.	REMARKS
FO01	2'-3"	2'-3"	1'-0"	B0004	
FO02	2'-0"	2'-0"	1'-0"	B0010	
FO05	14'-1 1/4"	1'-4"	0'-8"	B0004, B0010	
FO06	14'-8 1/4"	1'-6"	1'-4"		
FO07	14'-8 1/4"	1'-6"	1'-4"		
FO08	2'-6"	2'-6"	1'-0"		FROST DEPTH @36"
FO11	3'-4"	2'-6"	1'-0"	I021	

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. N.M.	REMARKS
CO01	STANCHION - 3 IN DIA 116A ADJ	7'-4 1/8"	B0004	

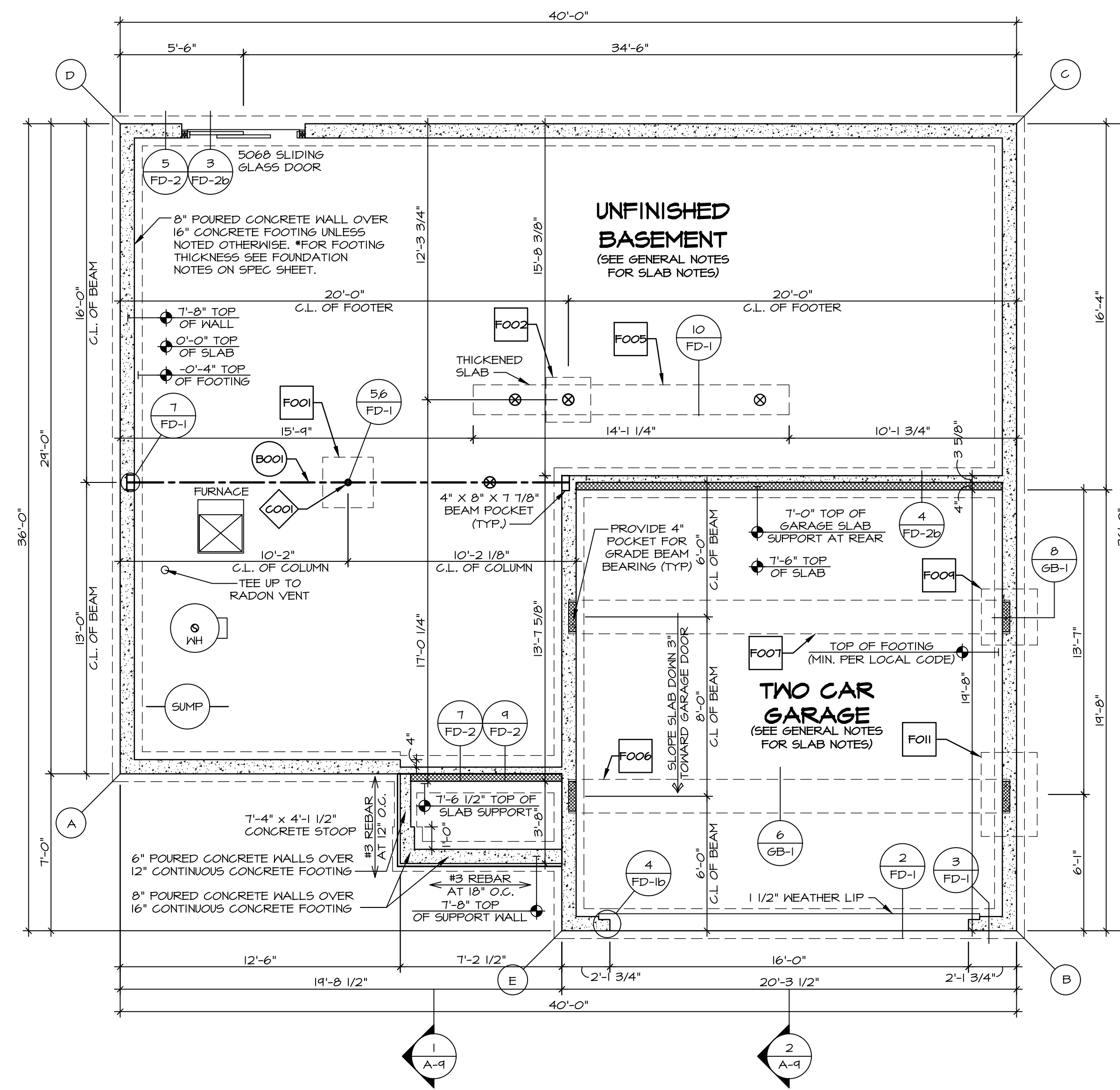
FOUNDATION BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. N.M.	REMARKS
BO01	BEAM STEEL - 10X10 W 2X4 SILL	14'-8 3/8"	B0007	

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'-4 3/4"	
E	20'-11"	E	20'-3 1/2"	

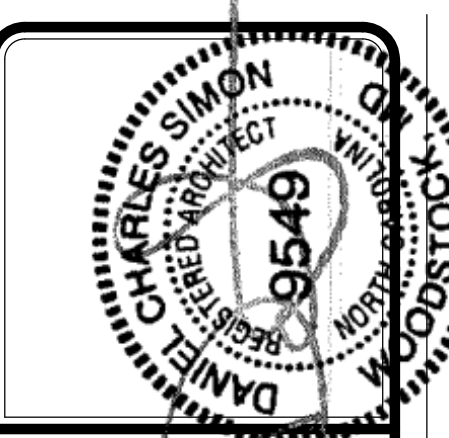
- FOUNDATION NOTES - BASEMENT**
- FOUNDATION UNDER HABITABLE SPACE.
 - CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
 - SLAB UNDER GARAGE.
 - UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR
 - STRUCTURAL CONCRETE SLAB 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.

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 FG DETAILS FOR FRAMING CONNECTORS

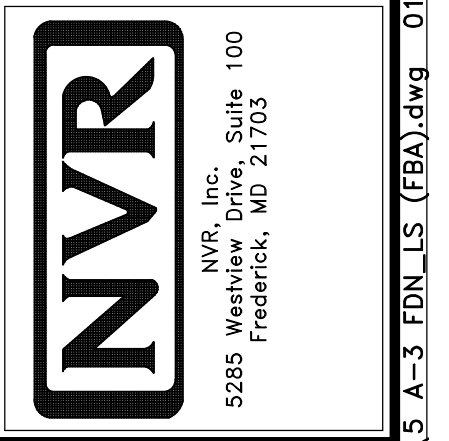


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

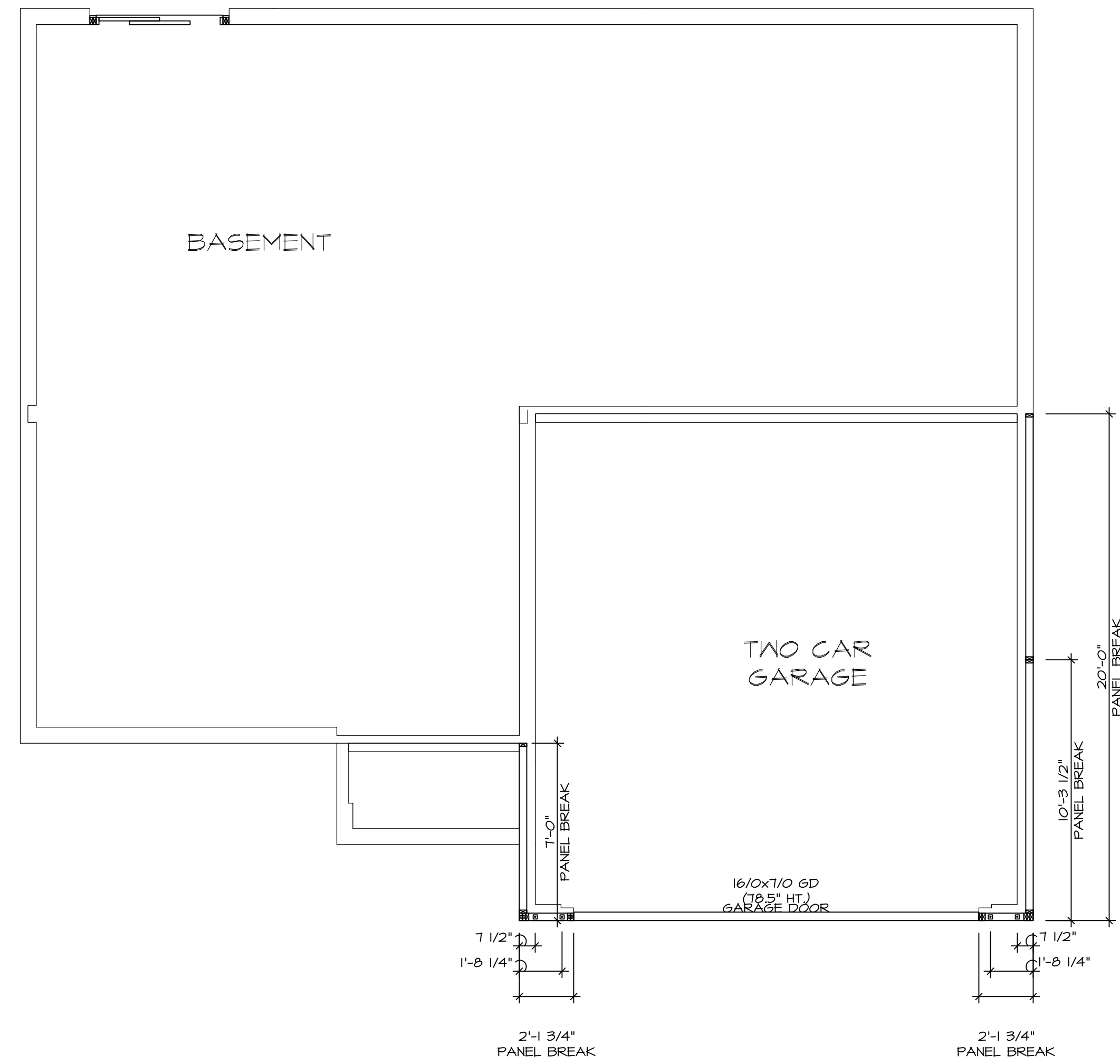


DIV--COMM--LOT--UNIT
COMM--LOT
STREET ADDRESS
CITY
STATE
APT. NO.
ZIP

© NVR, Inc. expressly reserves the right to modify these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.





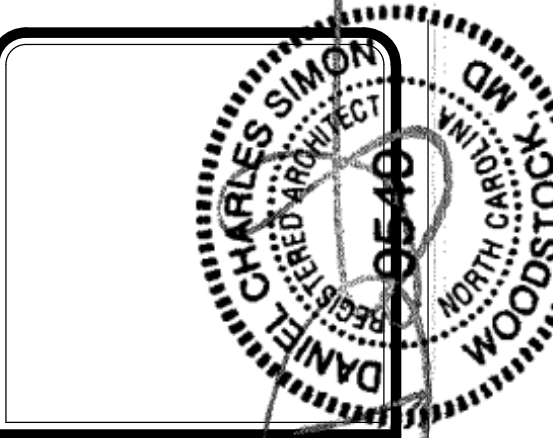
SHEET NO.	A-3	5
MODEL	ELM	
DRAWING TITLE	FOUNDATION PLAN	
OPTION DESCRIPTION	FULL BASEMENT FOUNDATION	
SET NO.	EMMOO	
VERSION	01	
DRAWN BY		
DATE		
OPTION	FBA	



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 (STDH14R1) 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



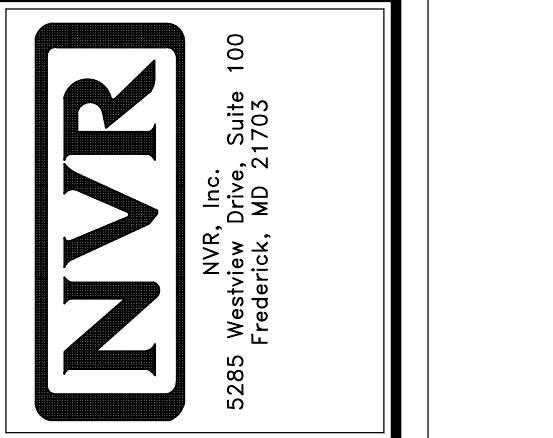
DIV-COMM-LOT-UNIT -----

COMM-LOT -----

STREET ADDRESS -----

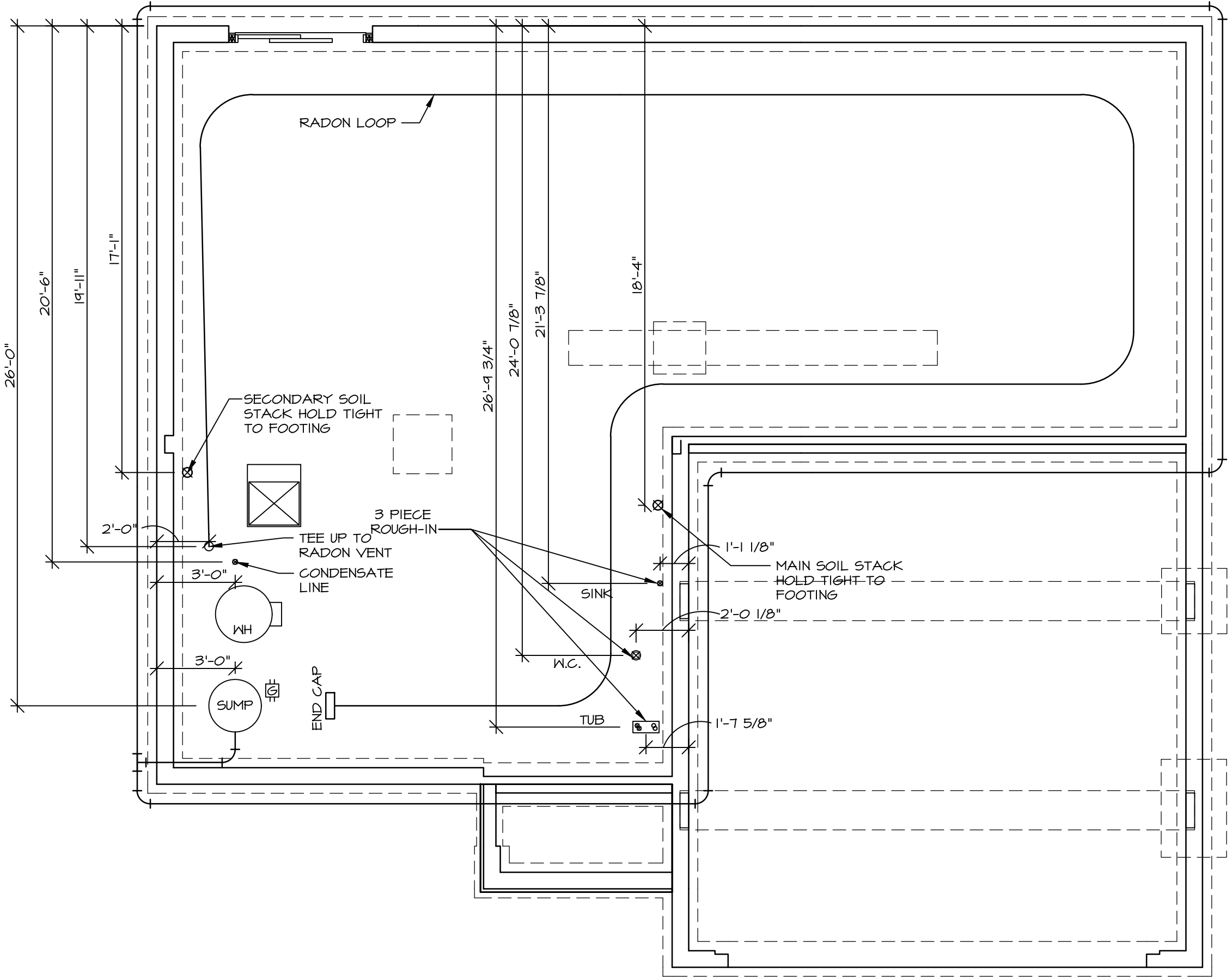
CITY ----- STATE ----- APT. NO. ----- ZIP -----

© NVR, Inc. The owner expressly reserves its right to be reproduced, changed, or otherwise used in any way without the consent of NVR, Inc.



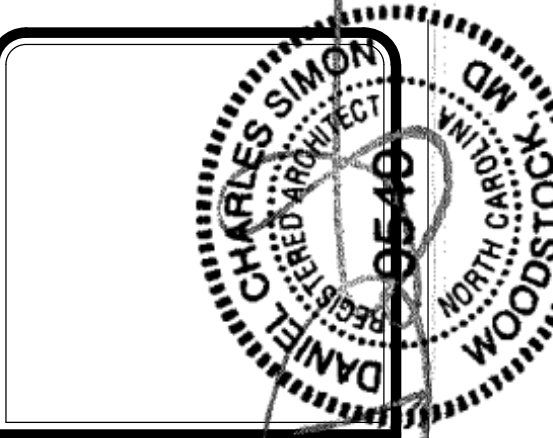
SET NO. EMM00	VERSION 01
DRAWN BY: DLR	DATE: 6/12/19
OPTION	
MODEL ELM	DRAWING TITLE
SHEET NO. A-4	FOUNDATION HOLD DOWN DETAILS
	OPTION DESCRIPTION
	6

INSTALLATION OF RADON STACK AND LOOP TO BE DETERMINED BY DIVISION



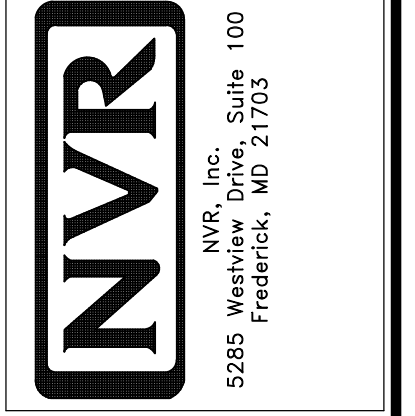
PLUMBING PLAN
SCALE: 1/4" = 1'-0"

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
APT. NO.

The owner, expressly reserves its right to be reproduced, changed, or assigned to any third party, without the consent of NVR, Inc.



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

BASEMENT JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J001	BSMT - solved#0#JACK - (2) 2X4 SFF STUD GRADE	B0010, 102B	
J002	BSMT - solved#0#JACK - (4) 2X4 SFF STUD GRADE	B0010	
J004	BSMT - solved#0#JACK - (2) 2X4 SFF STUD GRADE	B0009	

FLOOR PLAN NOTES

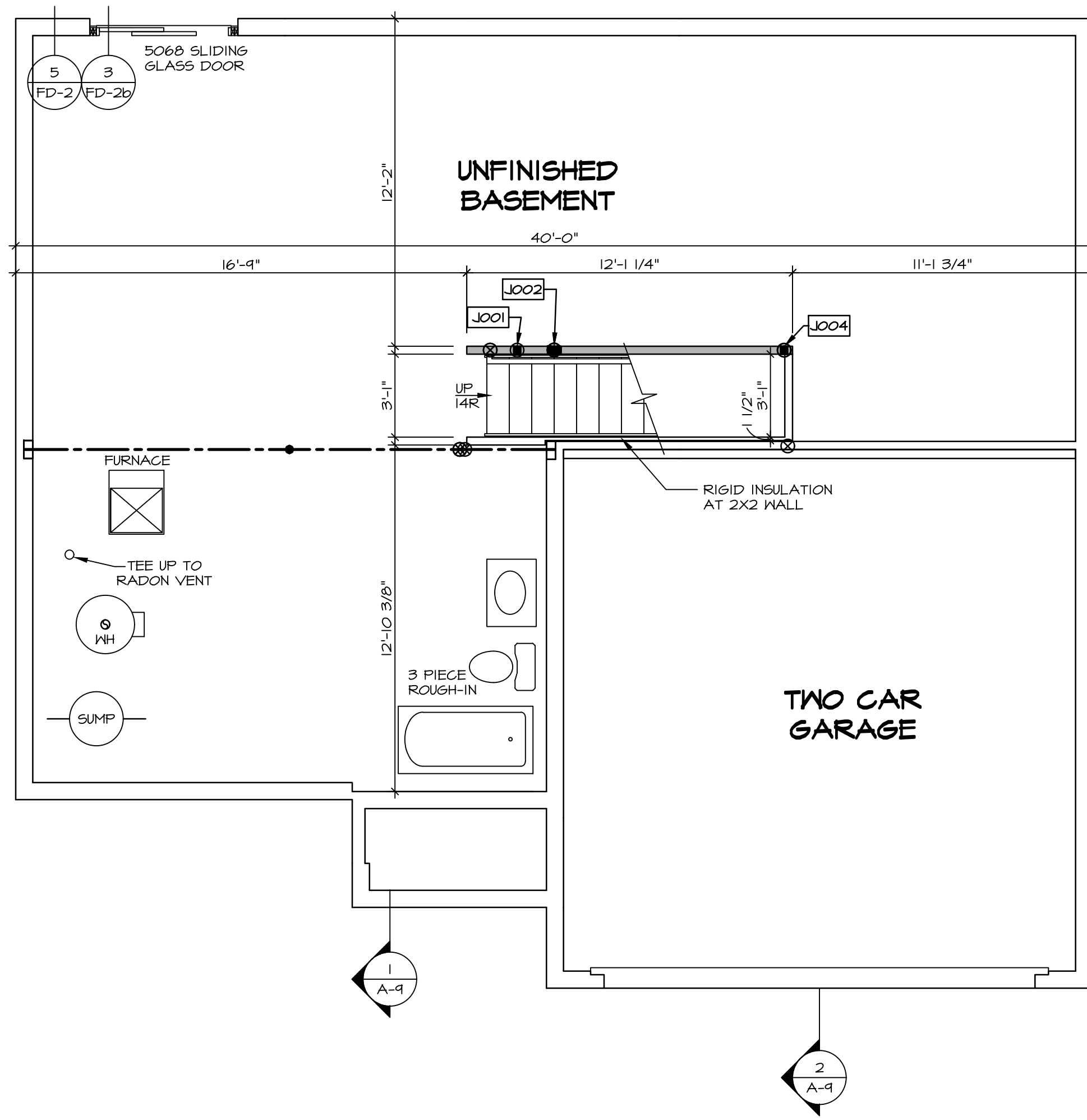
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING 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 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

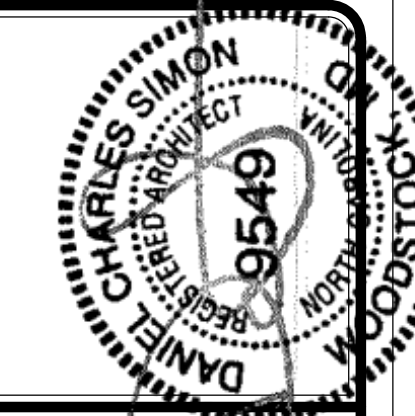
- AT GARAGE:**
 GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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

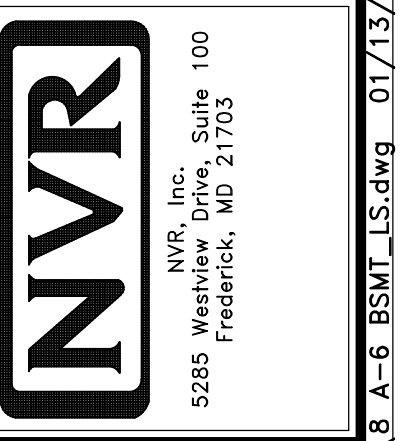


BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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

© NVR, Inc. expressly reserves the right to modify these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.



MODEL	SET NO. EMM00
ELM	VERSION 01
DRAWING TITLE	DRAWN BY
BASEMENT FLOOR PLAN	DATE:
OPTION DESCRIPTION	OPTION
FULL BASEMENT FOUNDATION	FBA
SHEET NO.	
A-6	
8	

FIRST FLOOR JACK SCHEDULE		
IDENTIFIER	DESCRIPTION	ENG. NUM.
J101	JACK - (3) 2X4 SPF STUD GRADE	1019
J102	JACK - (3) 2X4 SPF STUD GRADE	1019
J103	JACK - (3) 2X4 SPF#1	2004
J104	JACK - (3) 2X4 SPF#1	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	1017
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
C101	STANCHION PORCH - 3 IN DIA 11GA ADJ	8'-0 5/8"	1017	FBA

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 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, 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

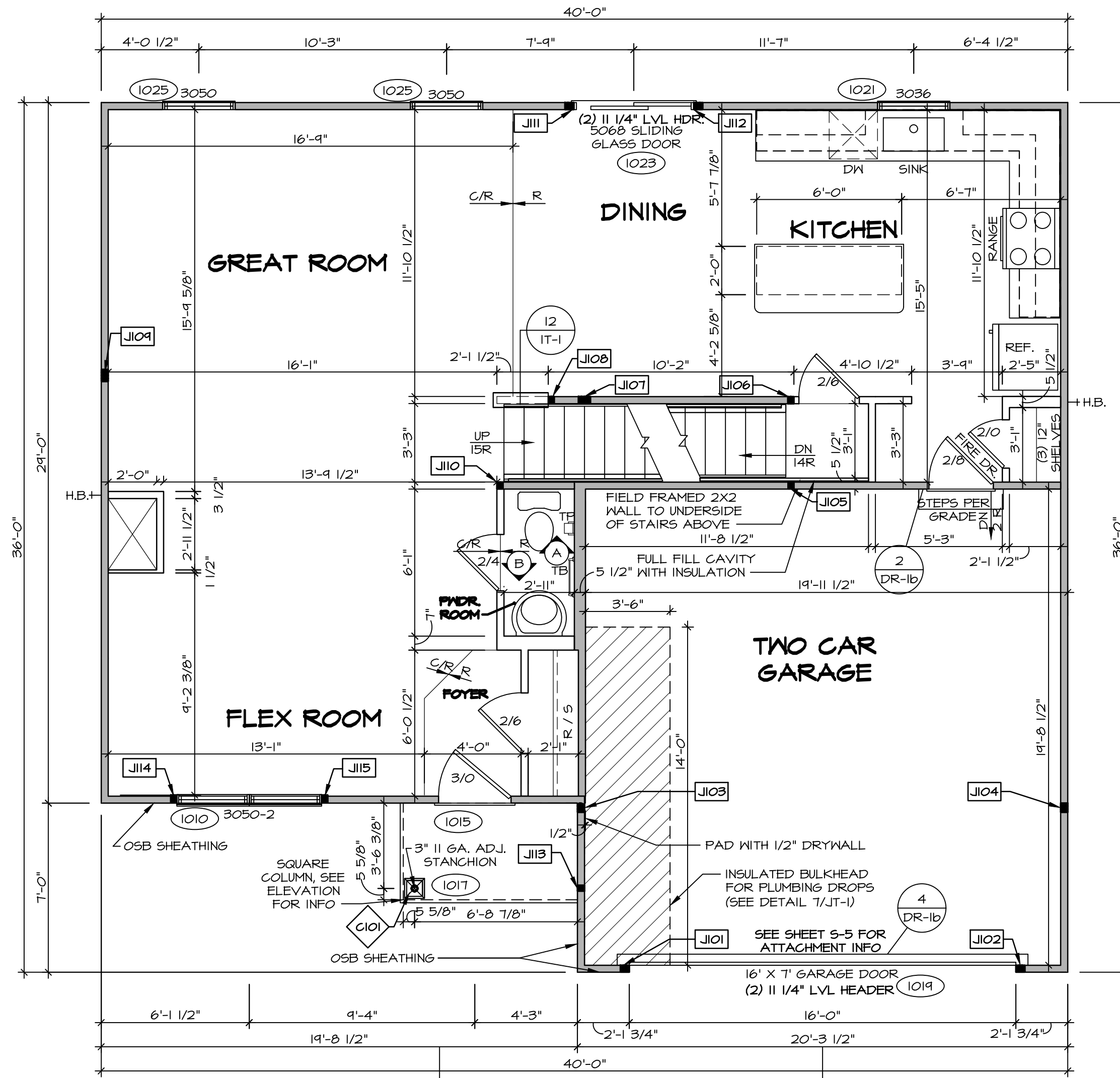
LEGEND

- 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

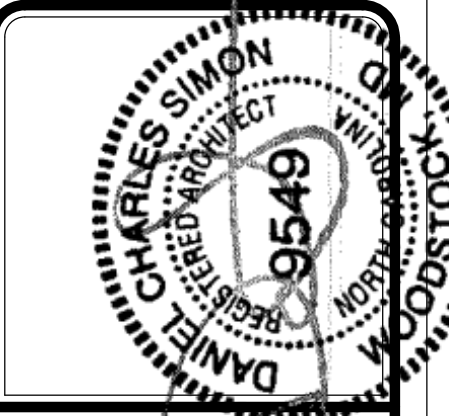
SEE FC DETAILS FOR FRAMING CONNECTORS

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

ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

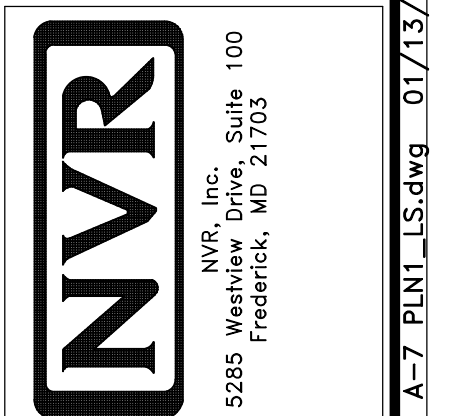


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

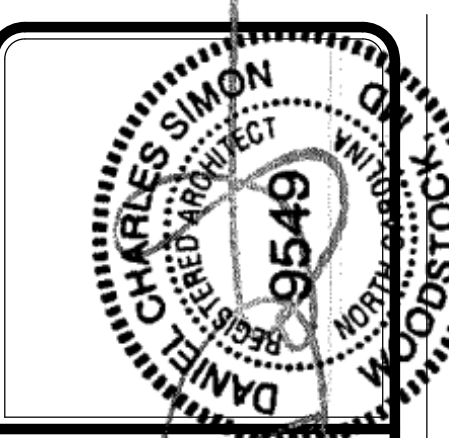


DIV.-COMM-LOT-UNIT
COMM-LOT
STREET ADDRESS
CITY
STATE
APT. NO.
ZIP

© NVR, Inc. expressly reserves the right to modify these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.



SHEET NO.	A-7	9
MODEL	ELM	
DRAWING TITLE	FIRST FLOOR PLAN	
OPTION DESCRIPTION		
SET NO.	EMMOO	
VERSION	01	
DRAWN BY		
DATE:		
OPTION		



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

- 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 GRIFFLES ABOVE, UNLESS OTHERWISE NOTED.
 - TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

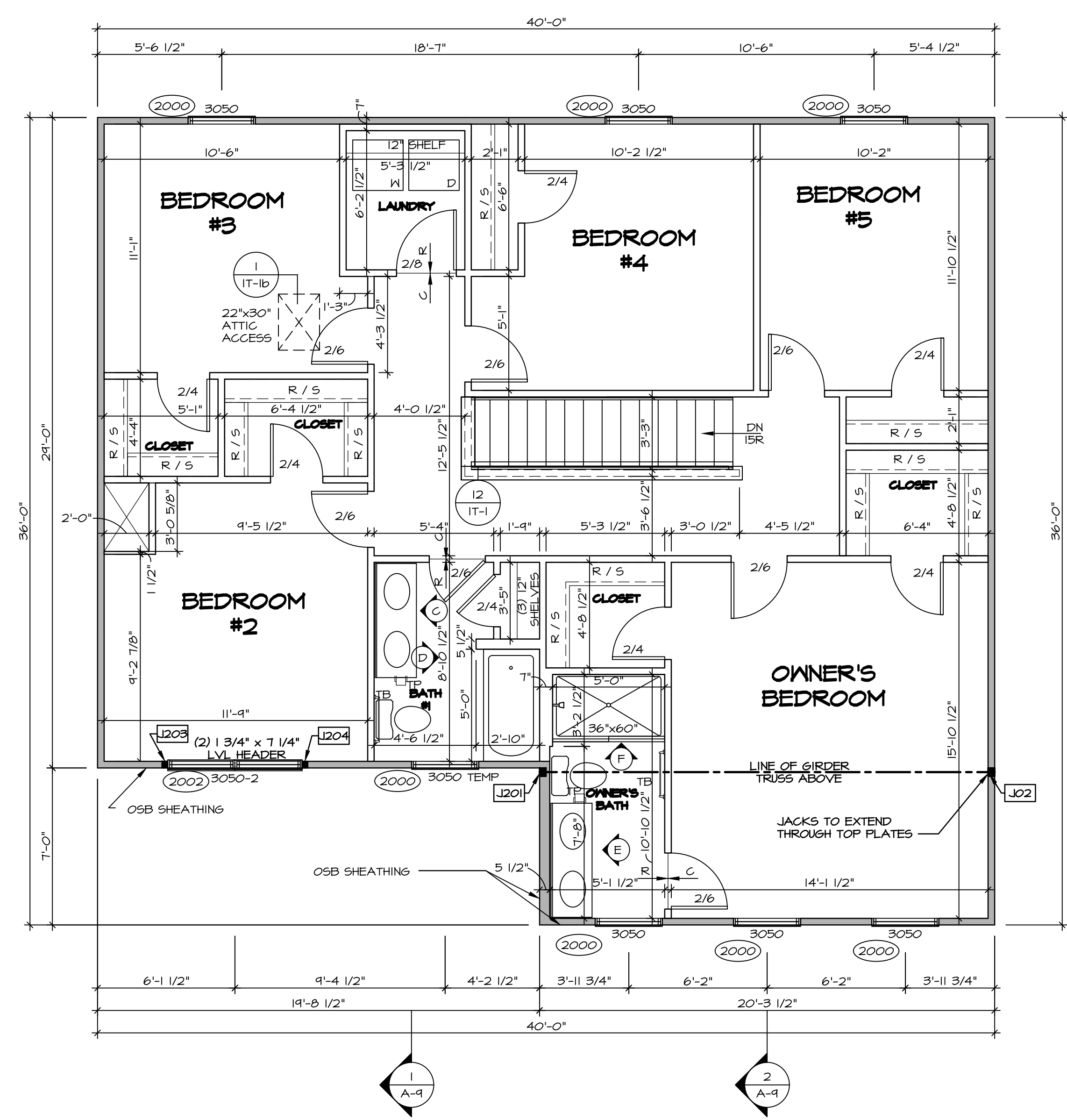
LEGEND

	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

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

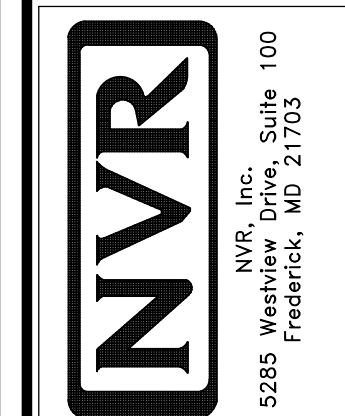
ALL WINDOWS HAVE 1-4 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED



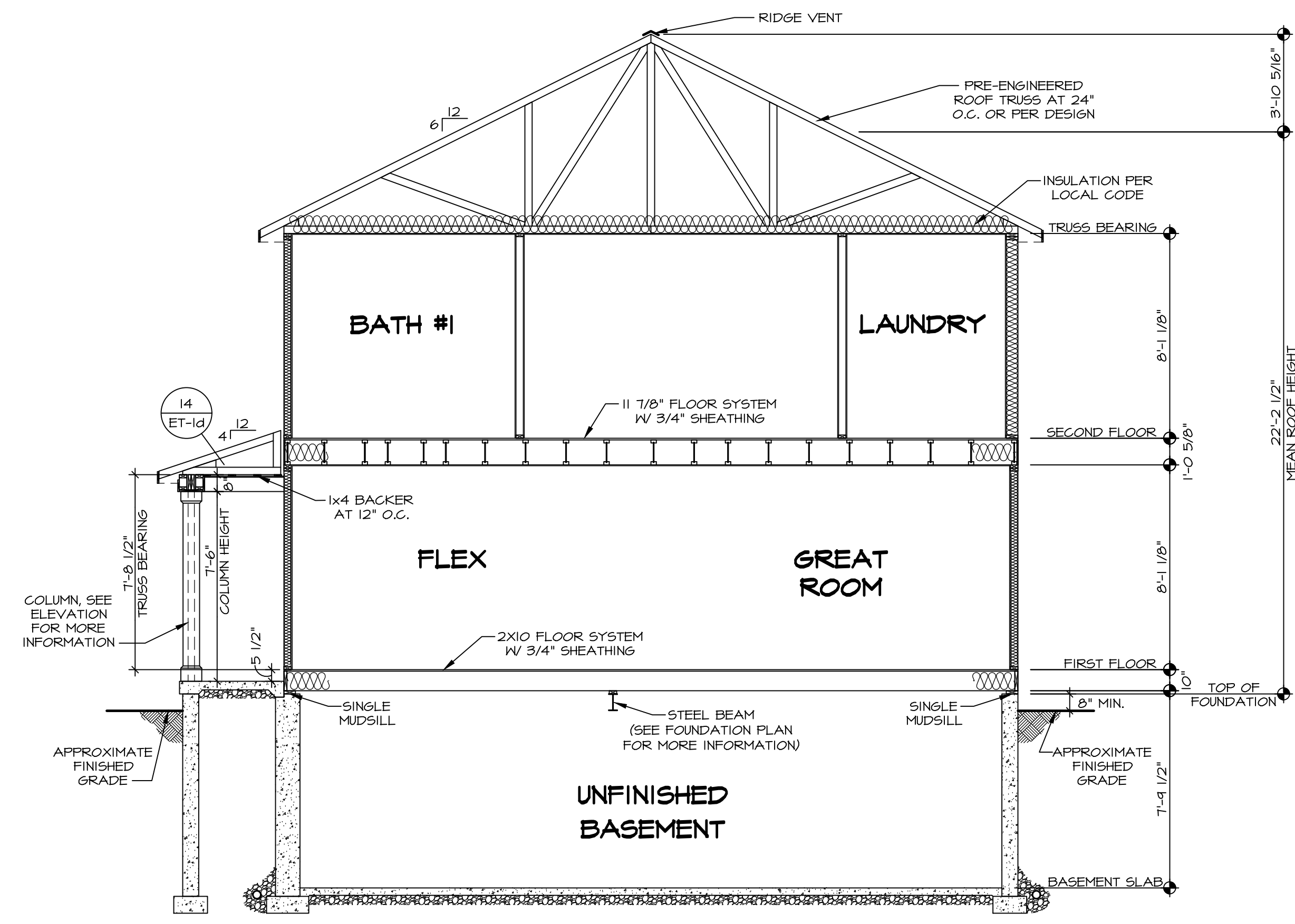
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

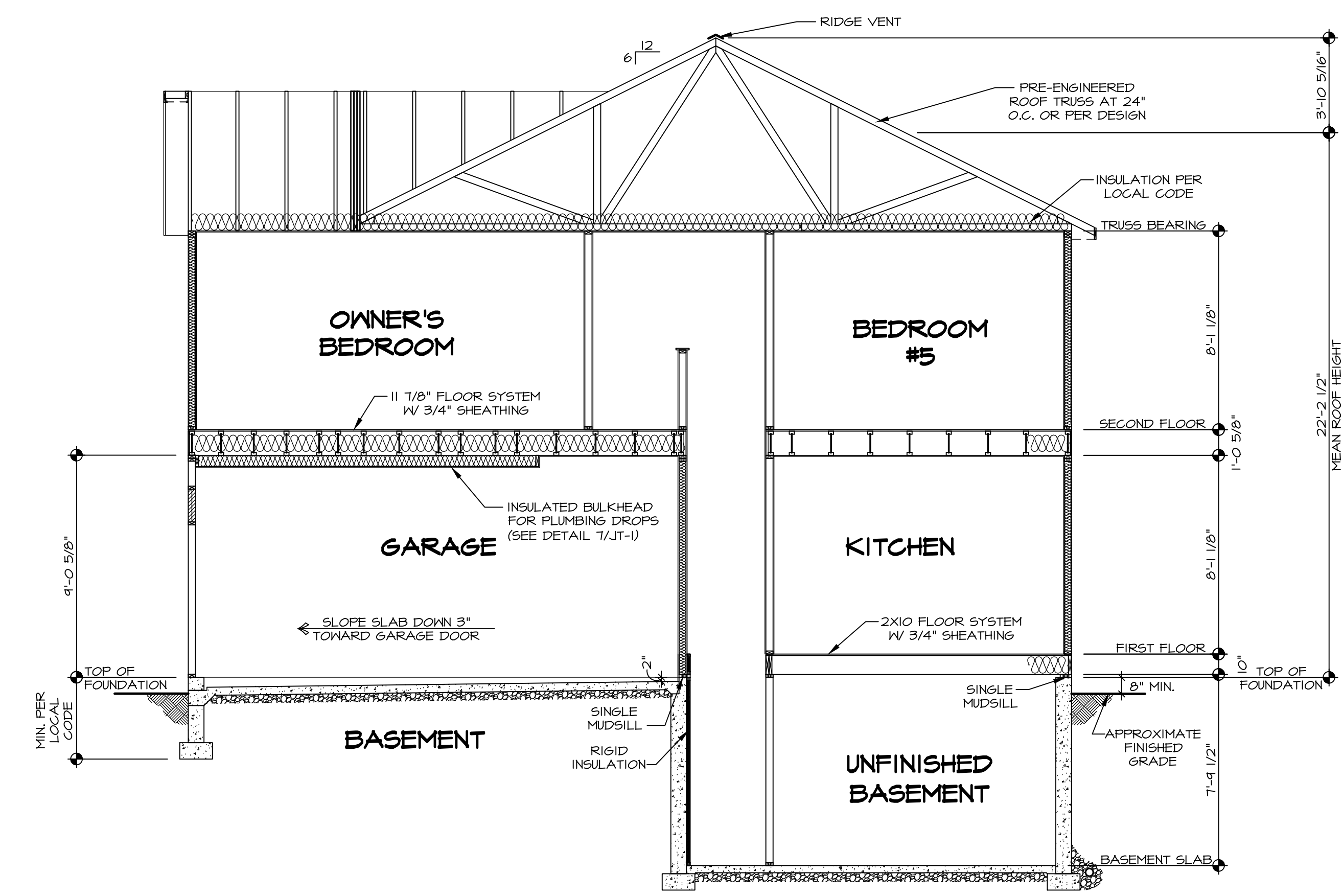
© NVR, Inc. expressly reserves the right to modify or amend these plans at any time without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.



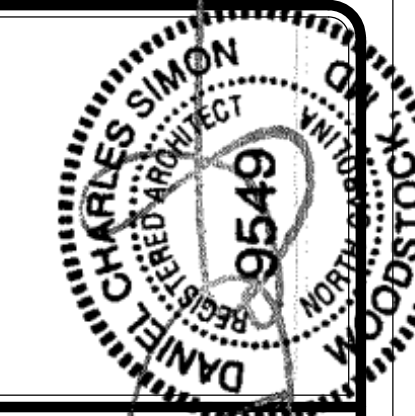
SHEET NO.	A-8	10
MODEL	ELM	
SET NO.	EMMOO	
VERSION	01	
DRAWN BY		
DATE:		
OPTION		
DRAWING TITLE	SECOND FLOOR PLAN	
OPTION DESCRIPTION		



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

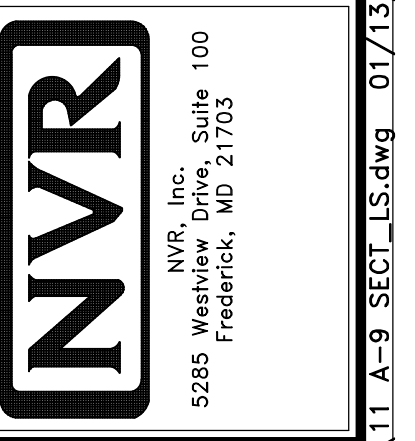


2 BUILDING SECTION
 SCALE: 1/4" = 1'-0"



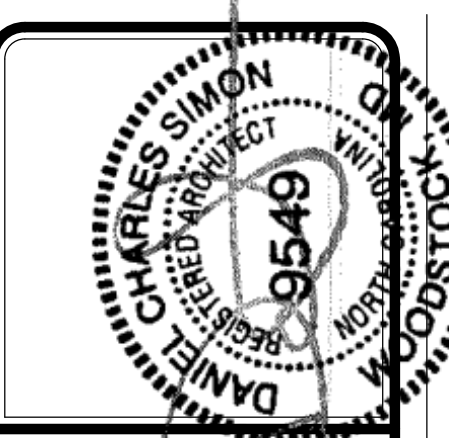
DIV-COMM-LOT-UNIT	
COMM-LOT	---
STREET ADDRESS	---
CITY	---
STATE	---
APT. NO.	---
ZIP	---

© NVR, Inc. expressly reserves the right to modify or amend these plans at any time without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.



SET NO. EMM00	VERSION 01
DRAWN BY	---
DATE:	---
OPTION	---
MODEL	ELM
DRAWING TITLE	BUILDING SECTION
OPTION DESCRIPTION	---

SHEET NO.	A-9
OPTION	II



FIRST FLOOR FRAMING LENGTH SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
IAA	JST - 2x10	9'-6 3/8"	B0001	
IAB	JST - 2x10	2'-5 3/4"	B0003	
IAC	JST - 2x10	13'-2"	B0001	
IAC-2	JST - (2) 2x10 SPF#2	13'-2"	B0005	PLANT BUILT
IAD	JST - 2x10	16'-0"	B0001	
IAE	JST - 2x10	12'-2 1/2"	B0001, B0024	
IAE-2	JST - (2) 2x10 SPF#2	12'-2 1/2"	B0001, B0024	PLANT BUILT
IAF	JST - 2x10	15'-4"	B0001	
IAF-2	JST - (2) 2x10 SPF#2	15'-4"	B0001, B0024	PLANT BUILT
IAG	JST - 2x10	11'-7 3/8"	B0001	
IAH	JST - 2x10	3'-8 1/2"	B0001	CUT FROM 4'-0" MATERIAL
IAR	JST - 2x10	3'-2"	B0001	

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

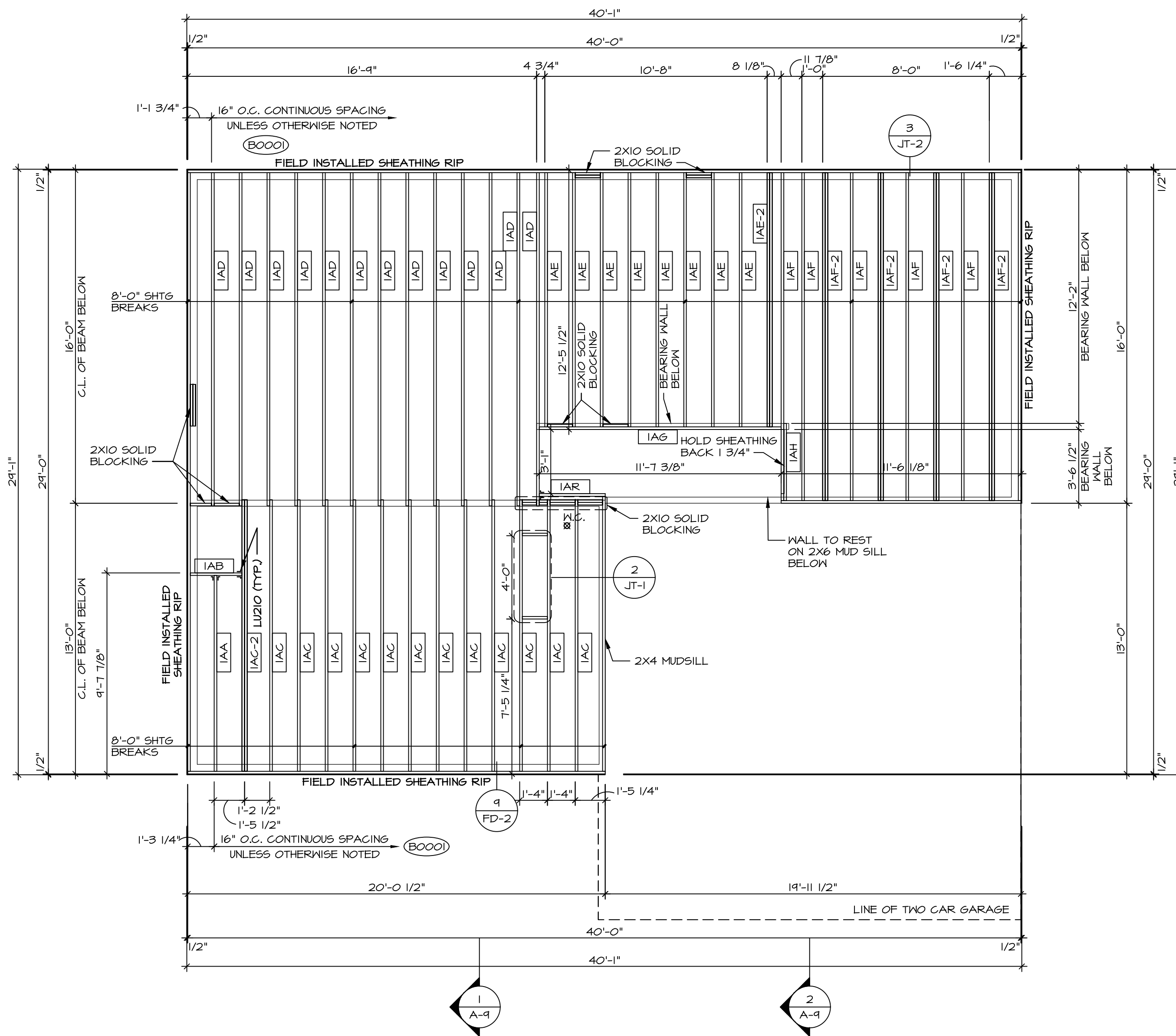
- 1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
- 2.A - (2) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS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

2X10 FLOOR SYSTEM

1. SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
2. ALL JOISTS AND RINGS ARE 2X10 SPF #1 OR SPF #2.
3. ALL RING MAT'L 14'-0" UNLESS OTHERWISE NOTED.
4. ALL SHORT JOISTS, LESS THAN OR EQUAL TO 7'-0", ARE CUT FROM 14'-0" UNLESS OTHERWISE NOTED.
5. REFER TO STANDARD DETAILS FOR HOLE CUTTING GUIDELINES. (JT-2/2)
6. PROVIDE SOLID 2X10 (UNLESS NOTED OTHERWISE) BLKS BELOW ALL JOIS AS REQ'D.
7. 4" MAX. OVERHANG OF FLOOR JOIST ON STEEL BEAM AND BEARING WALLS.
8. OPTIONAL CROSS BRIDGINS AS REQ'D.
9. ALL JOIST LENGTHS IN SCHEDULE ARE TO BE CUT FROM 2'-0" NOMINAL SIZE JOISTS.
10. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS FOR TYPICAL HANGERS. (FC-4)
12. 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.**
13. JOIST FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP NOT LESS THAN 3 INCHES, AND SHALL BE NAILED TOGETHER WITH A MINIMUM OF THREE 10D FACE NAILS.

LEGEND

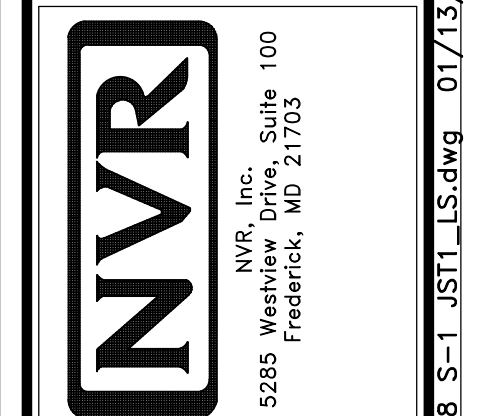
- BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAMHEADER
 - PAD FOOTING
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



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

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

© NVR, Inc. expressly reserves the right to modify these plans without notice. These plans are not to be reproduced, changed, or altered in any way without the written consent of NVR, Inc.



MODEL	SET NO. EMM00
ELM	VERSION 01
DRAWING TITLE	DRAWN BY
FIRST FLOOR JOIST LAYOUT	DATE:
OPTION DESCRIPTION	OPTION
SHEET NO. S-1	18

SECOND FLOOR FRAMING LENGTH SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
2AD	PRI 60 - 11-4	11'-4 1/2"	1000	
2AE	PRI 60 - 11-4	20'-1 1/4"	1000	
2AF	PRI 60 - 11-4	34'-4 3/4"	1038	J-0044
2AG	PRI 60 - 11-4	19'-4 1/8"	1000	
2AH	PRI 60 - 11-4	16'-3 3/8"	1043	J-0245
2AJ	PRI 60 - 11-4	34'-4 3/4"	1000	
2AL-2	PRI 60 - 11-4 DBL	19'-4 1/8"	1044	J-0248
2AN	PRI 60 - 11-4	34'-4 3/4"	1045	J-0246
2AQ	PRI 60 - 11-4	11'-4 7/8"	1000	
2AS	PRI 60 - 11-4	19'-4 1/8"	1047	J-0244

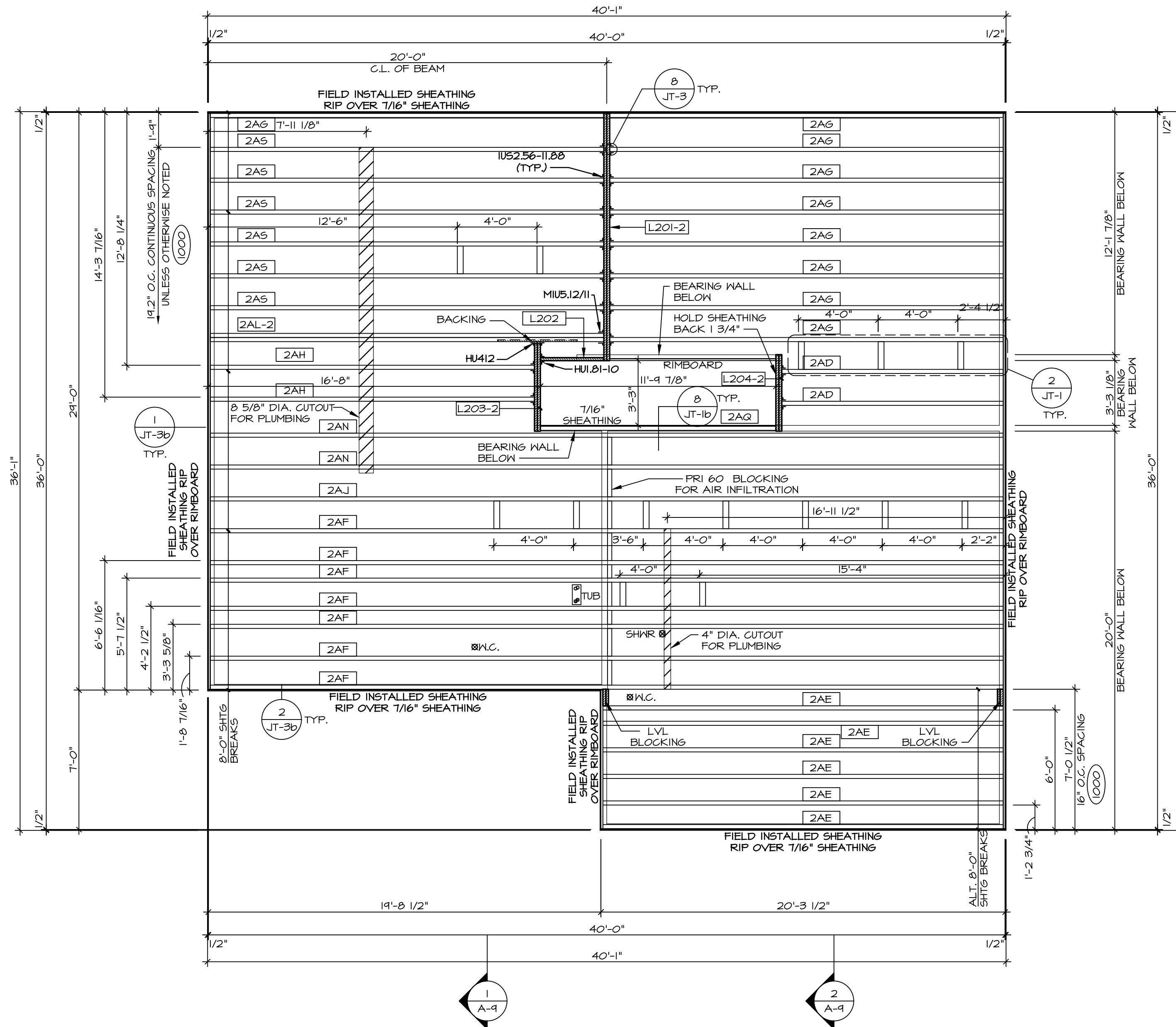
SECOND FLOOR LVL LENGTH SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
L201-2	LVL - 11-4	12'-5"	1002	1A
L202	LVL - 11-4	3'-2 1/4"	1028	
L203-2	LVL - 11-4	4'-6"	1006	1A
L204-2	LVL - 11-4	3'-10"	1004	1A

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

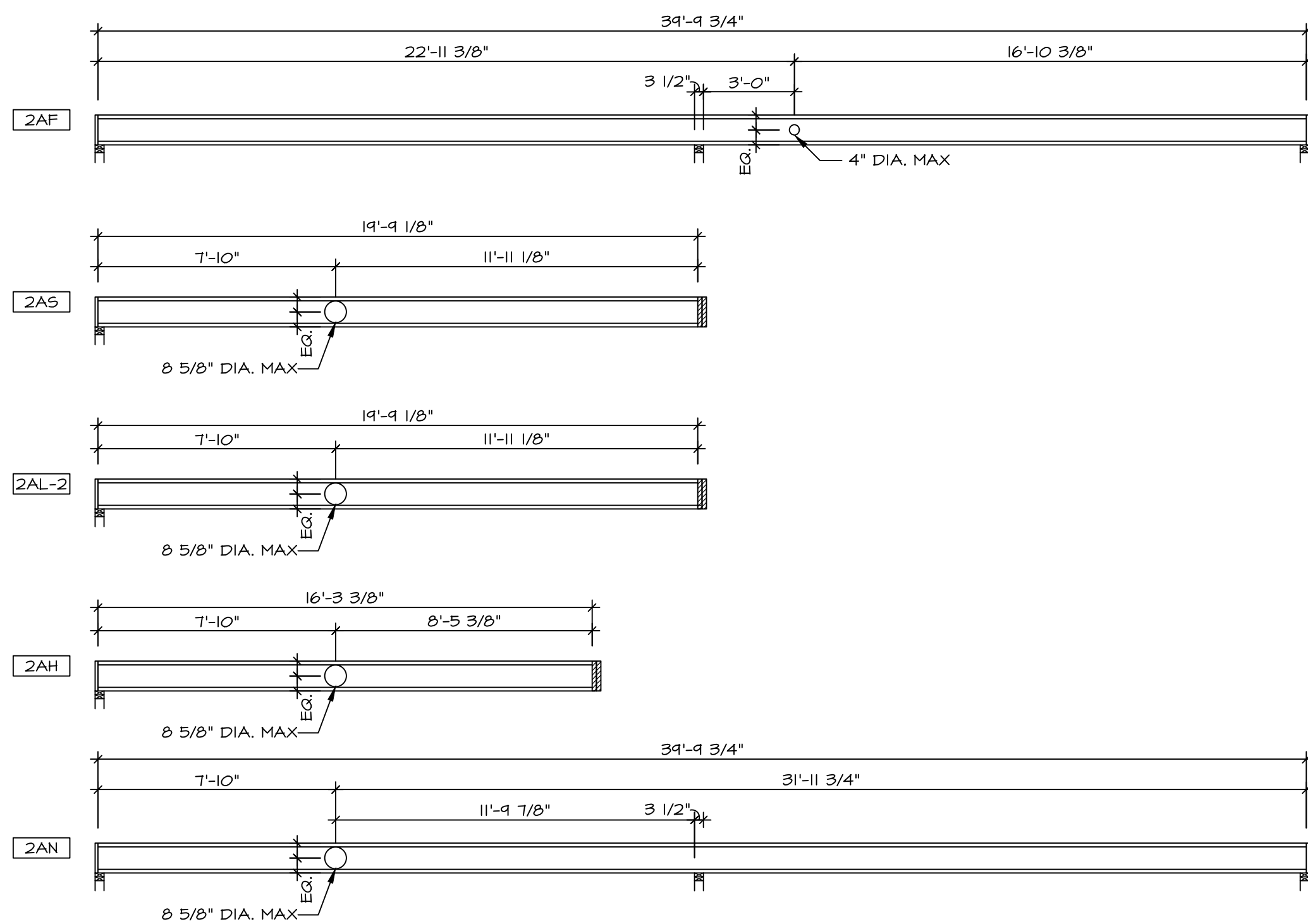
- 1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
- 2A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 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.

I-JOIST FLOOR SYSTEM

1. SUBFLOOR 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 UNO.
4. REFER TO STANDARD DETAIL 7/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 PRI40, PRI60 OR PRI80. REFERENCE SCHEDULE FOR SPECIFIC SERIES PER MEMBER. A. PRI40 SERIES ARE SHOWN AS SHADED ON FRAMING PLAN.
8. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (FC-4) FOR TYPICAL HANGERS.
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 NAILING ONE AT A TIME. **APPLY GLUE TO TONGUE AND GROOVE**
12. I-JOIST BLOCKING CUT FROM 2'-0" MATERIAL.
13. ADHESIVE TO BE ADDED TO ALL JOIST HANGERS PRIOR TO SETTING JOISTS.



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

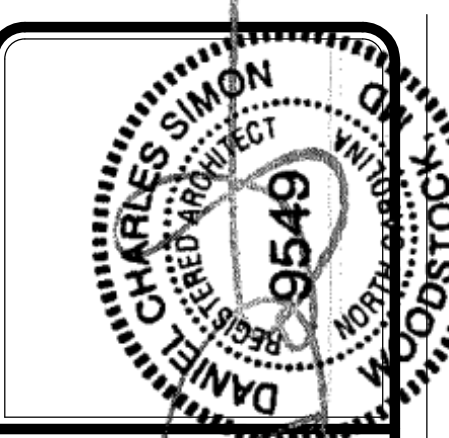


2 HOLE CUTTING LAYOUT
SCALE: 1/4" = 1'-0"

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



DIV-COMM-LOT-UNIT

COMM-LOT

STREET ADDRESS

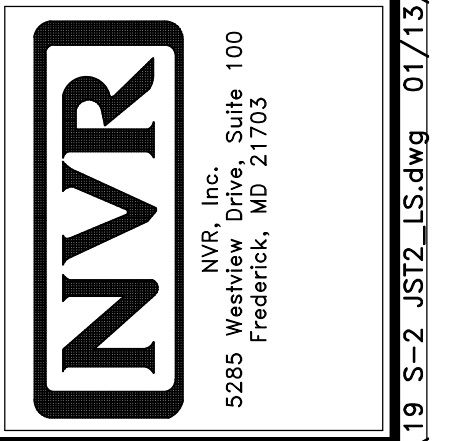
CITY

STATE

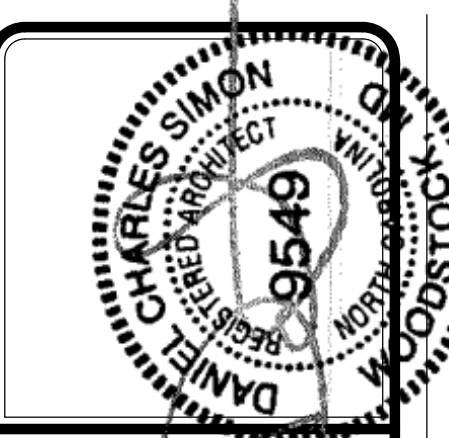
ZIP

AFT. NO.

© NVR, Inc. expressly reserves the right to modify these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.



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



TRUSS SCHEDULE					
IDENTIFIER	SPECS	TRUSS NUMBER	LENGTH	ROOF PITCH (X/12)	TYPE
AA	SE	16443	24'-0"	6/12	GABLE END
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	ZE	16445	20'-3 1/2"	6/12	GIRDER (3 PLY)
AS	SE	13186	20'-3 1/2"	6/12	COMMON
AH	SE	13187	20'-3 1/2"	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

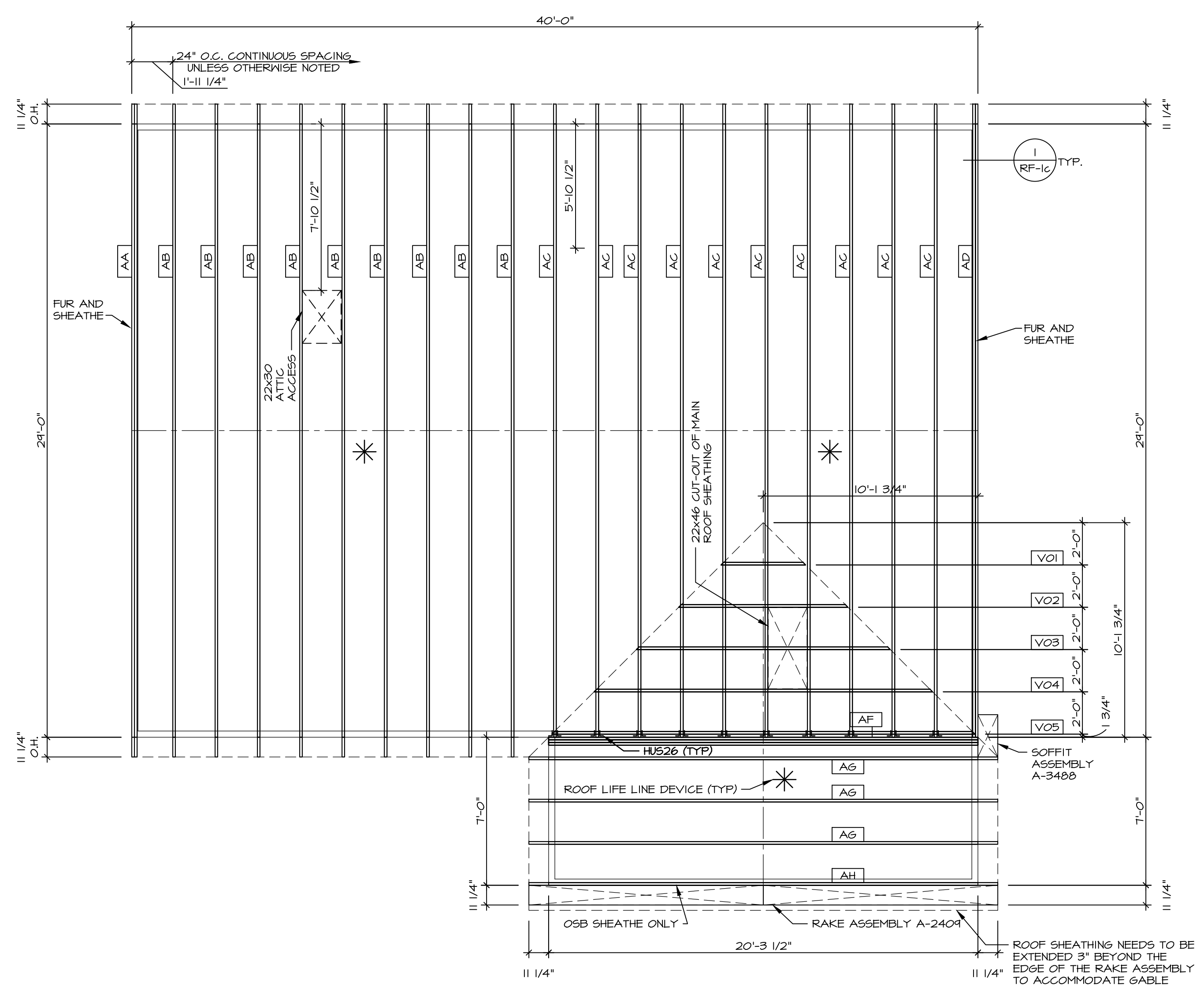
FIELD INSTALLED ROOF FRAMING BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B300	BEAM BUILT 2X8 - 2 PLY RFF	7'-2 1/2"	1017	

- 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 (5/RF-1)
 - FALL PROTECTION ON PLATFORM TRUSSES (1/RF-1)
 - IF TRUSS DOES NOT APPEAR ON THE TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING REQUIRED.

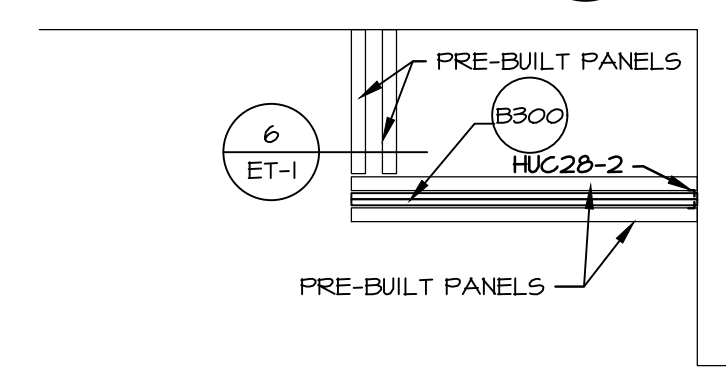
LEGEND

- 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

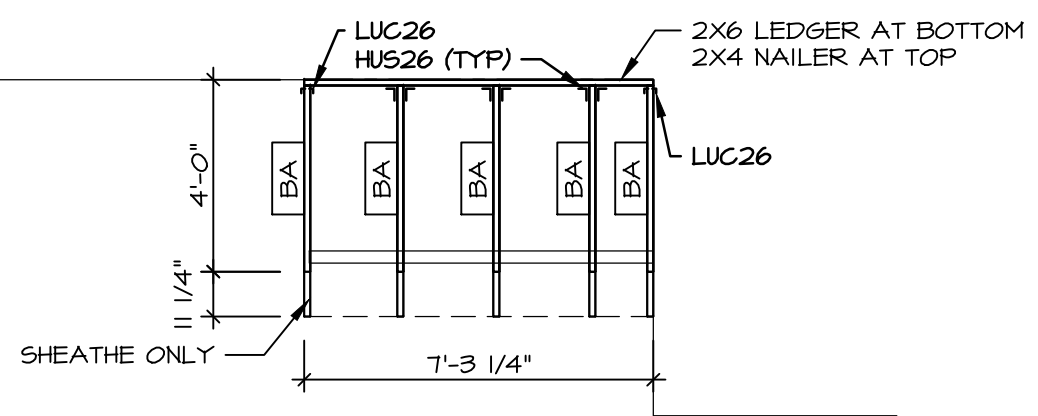
SEE FC DETAILS FOR FRAMING CONNECTORS



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



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



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

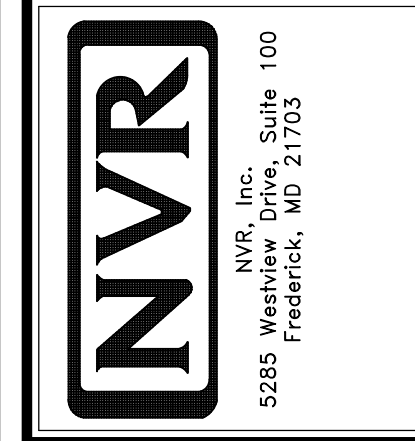
ROOF VENTILATION SUMMARY

HOUSE	ELM	VENTILATION VALUES			
SET #	EMM00	SOFFIT:	9.9 sq in of vent per lf		
VERSION	1	RIDGE:	18 sq in of vent per lf		
Insert Row(s)		BOX:	45 sq in of vent per unit		

Location / Options	Area (A) (sq in)	Required: A/150 (sq in)	Required: A/300 (sq in)	Soffit (lf)	Soffit Vent (sq in)	Ridge (lf)	Ridge Vent (sq in)	Upper box vent (qty)	Lower box vent (qty)	TOTAL (sq in)	OK A/150	OK A/300	% vent at ridge	40%-50% OK?
BASE HOUSE W/ ELK	187494	1249.96	624.98	73	722.70	14	252.00			974.70	NO	YES	40.32%	OK
STD. PORCH W/ ELK	4232	28.21	14.11	7	69.30		0.00			69.30	YES	YES	0.00%	LOW

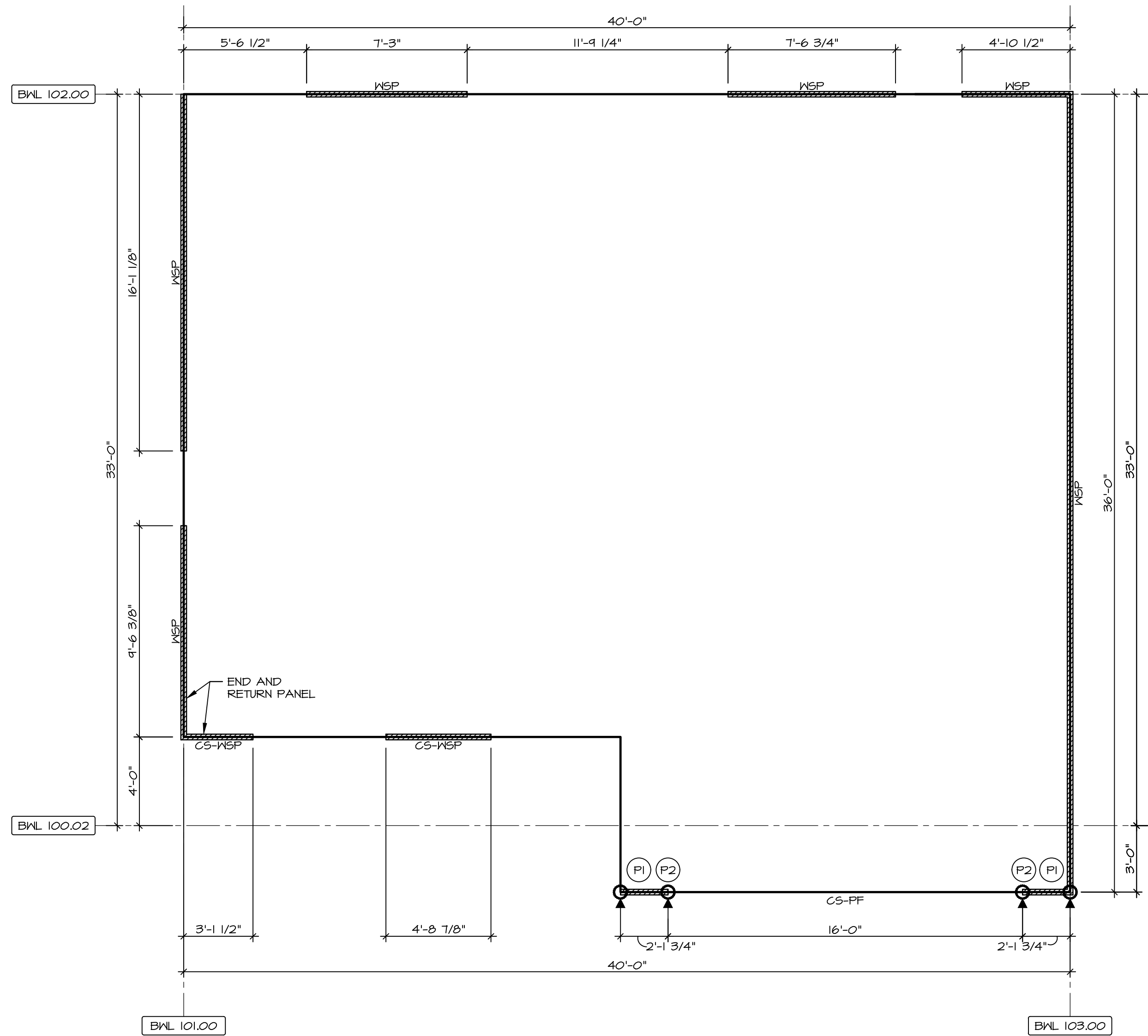
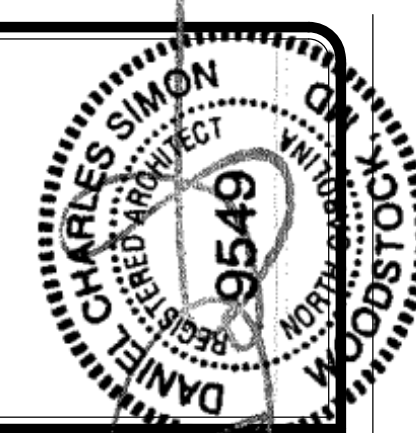
DIV-COMM-LOT-UNIT
COMM-LOT
STREET ADDRESS
CITY
STATE
APT. NO.
ZIP

NVR, Inc. expressly reserves the right to modify or amend these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.

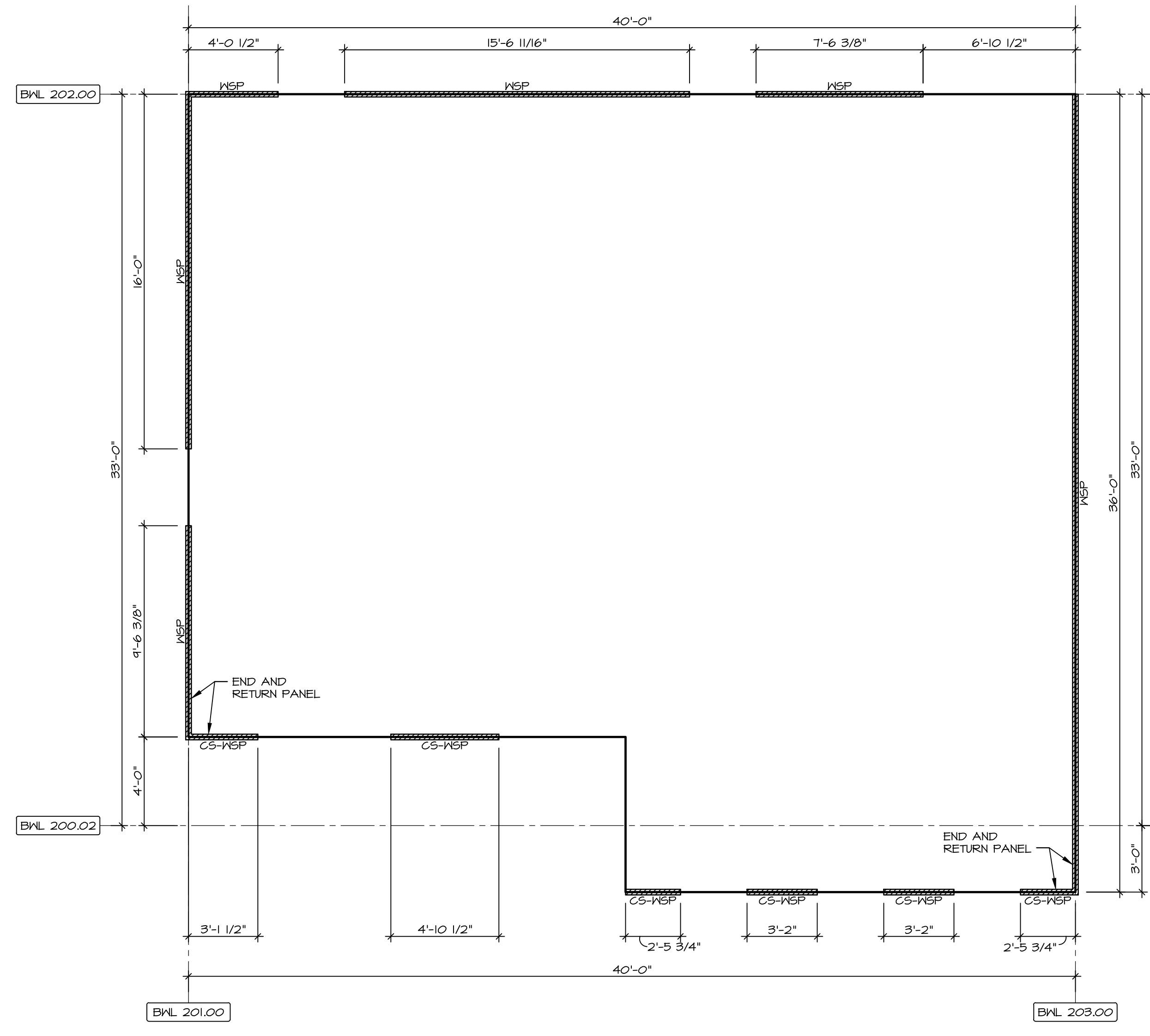


SET NO. EMM00
VERSION 01
DRAWN BY CEL
DATE:
OPTION

MODEL
ELM
DRAWING TITLE
ROOF FRAMING
OPTION DESCRIPTION



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



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

LEGEND

BWL XXXXX BRACED WALL LINE I.D.
 — BRACED WALL LINE
 — HOUSE WALL
 ▨ BRACED WALL PANEL
 WSP 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 G/WB-2)
 LIB LET-IN BRACING (SEE STANDARD DETAIL F / WB-2)
 CS-WSP CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL
 CS-PF CONTINUOUS SHEATHING - PORTAL FRAME. SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL A, C / WB-2)
 CS-G CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS
 ○ HOLD-DOWN
 1. SEE SHEET WB-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.

FASTENING SCHEDULE

SHEATHING	FASTENER	SPACING	
		EDGES	FIELD
7/16" WOOD STRUCTURAL PANELS OR EQUIVALENT (W METHOD WSP, CS-WSP, CS-G)	8d COMMON NAILS ALTERNATIVE FASTENER 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES	6" O.C.	12" O.C.
1/2" GYPSUM WALLBOARD (W METHOD GB-1, GB-2)	1-1/4" LONG, 1/4" HEAD, .048" DIA. ANNULAR-RINGED NAILS 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 1-1/4" 16-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	3" O.C.
1/2" GYPSUM WALLBOARD BLOCKED AT THE EDGES (W METHOD GB-BW-1, GB-BW-2)	BLOCKING REQUIRED AT ALL GYPSUM EDGES. USED CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	4" O.C.	12" O.C.

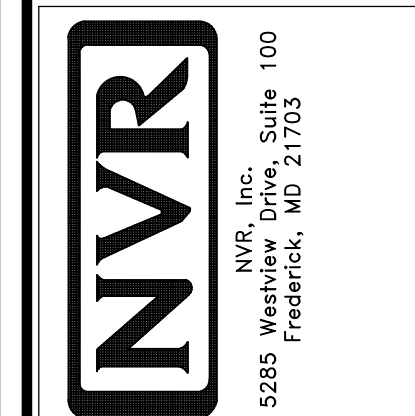
NOTES:
 1. MINIMUM 7/16" CROWN WIDTH FOR STAPLES IN WOOD STRUCTURAL PANEL.
 2. SPECIFIED GYPSUM FASTENERS REQUIRED ONLY WHERE METHOD GB IS IDENTIFIED. SEE PHASE SPECS FOR TYPICAL GYPSUM FASTENER SPACINGS.
 3. USE OF STAPLES IN WOOD STRUCTURAL PANEL AS FASTENING METHOD ON WALLS PER ENGINEERED ALTERNATIVE.

BRACED WALL LINE SCHEDULE

WIND SPEED (ULT)	IDENTIFIER	ACTUAL (FT)	REQUIRED (FT)	METHOD
130 MPH	BWL 100.02	14.31'	10.94'	CONTINUOUS (2 SIDES)
130 MPH	BWL 101.00	25.53'	14.90'	WSP (2 SIDES)
130 MPH	BWL 102.00	14.68'	12.51'	WSP (2 SIDES)
130 MPH	BWL 103.00	36.00'	15.33'	WSP (2 SIDES)
130 MPH	BWL 200.02	14.31'	3.45'	CONTINUOUS (2 SIDES)
130 MPH	BWL 201.00	25.53'	7.18'	WSP (2 SIDES)
130 MPH	BWL 202.00	21.13'	6.07'	WSP (2 SIDES)
130 MPH	BWL 203.00	36.00'	7.18'	WSP (2 SIDES)

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

© NVR, Inc. NVR, Inc. expressly reserves the right to modify these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.



SET NO. EMM00
 VERSION 01
 DRAWN BY
 DATE:
 OPTION

MODEL ELM
 DRAWING TITLE WALL BRACING DETAILS
 OPTION DESCRIPTION

SHEET NO. S-5
 22