Carolina Board of
Architecture and
Registered Interior
Designers, architectural
seals are not required for
– and should not be
placed by NVR on –
these plans and
specifications.

James Bales 06/30/2025

As directed by the North Carolina Board of Architecture and Registered Interior Designers, architectural seals are not required for - and should not be placed by NVR on - these plans and specifications. These plans and specifications are prepared solely by, and for the exclusive use of, NVR, Inc. and are solely for a family residence consisting of eight or fewer attached units with grade level exits and which is not part of or physically connected with any other buildings or residential units. NVR, Inc. does not provide any third party the opportunity to customize these plans. The respective drawings contained herein shall be used only as construction assembly drawings by NVR, Inc. and its subcontractors. Any unauthorized use of these plans without the written consent of NVR, Inc. is prohibited.

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	F-1D	FLASHING DETAILS						
	F-3	FLASHING DETAILS STONE						
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	KT-1	KITCHEN TRIM DETAILS						
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STRUCTURAL DESIGN CRITERIA

ALL LOCAL AND STATE CODES
ROOF LIVE LOAD 20 psf
ULTIMATE WIND SPEED 130 mph
WIND EXPOSURE CATEGORY B
SEISMIC DESIGN CATEGORY A / B



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

DESCRIPTION

DESCRIPTION

DESCRIPTION

ONE CAR GARAGE

2ND FLOOR (BASE SF)

IST FLOOR (BASE SF)

FIRST FLOOR SQUARE FOOTAGE TOTAL SQ. FT. 579 SF 579 SF SECOND FLOOR SQUARE FOOTAGE TOTAL SQ. FT. 851 SF 851 SF GARAGE SQUARE FOOTAGE TOTAL SQ. FT. 232 SF 232 SF OUTDOOR SQUARE FOOTAGE TOTAL SQ. FT. IST FLOOR FRONT COVERED PORCH (ADD SF) 24 SF 24 SF

DESCRIPTION TOTAL SQ. FT.

TOTAL FINISHED SQUARE FOOTAGE

IST FLOOR (BASE SF) 579 SF 2ND FLOOR (BASE SF) 851 SF

CS-1

RELEASE NO. ----

GENERAL

- These plans and specifications are designed for the exclusive use by NVR, Inc. for the purpose of residential construction. As such, these products are offered for sale in NVR, Inc. communities only. NVR, Inc. is a production homebuilder and does not provide the opportunity to customize these plans. The respective drawings contained here in shall only be used as construction assembly drawings by NVR, Inc. and their sub-contractors. Any unauthorized use of these plans without the written consent of NVR, Inc. is prohibited. All standard notes, section markers, elevation markers and title markers that reference "A-#" shall be considered "NC-#" for
- 2. These plans are subjected to modification as necessary to meet code requirements or to facilitate mechanical/plumbing installations or to incorporate design
- 3. These plans are not to be scaled for construction purposes. Dimension lines and notes supersede all scale references.
- 4. Single Family Attached/Detached Automatic residential fire sprinkler systems shall
- be installed in accordance with NCRBC P2904 or NFPA I3D where required. 5. This note sheet only covers major code requirements. The plans are intended to conform to all current applicable codes or engineering design in accordance with

CODE ANALYSIS

- . This note sheet only covers major code requirements. The plans are intended to conform to all current applicable codes including, but not limited to:
 - NCRC 2018, NCMC 2018, NCPC 2018, NCFGC 2018, NEC 2020 w/ NC Amendments, NCEC 2018, NCFPC 2018
- 2. Constr. Type: V-B
- 3. Max Stories: 3

Section 301.1.3.

ENERGY AND MECHANICAL

I. Insulation requirements per 2018 NCRC Chapter II, Energy Efficiency, or Chapter 4 of the 2018 North Carolina Energy Conservation Code (NCECC), or Chapter 4 of the 2015 International Energy Conversation Code (IECC), Residential Energy Efficiency by the prescriptive method. See NVR "Standard Energy Package" for field procedures and details.

R-values shown below are the minimum used.

CLIMATE ZONE	FENESTRATION U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	FRAME WALL R-VALUE 2x4 / 2x6	FLOOR R-VALUE	BASEMENT WALL R-VALUE UNFIN. / FIN.	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
3	0.35	0.30	38	15 / 19	19	5 / 15	NA	5 / 15
4	0.35	0.30	38	15 / 19	19	10 / 15	10	10 / 15

- 2. All HVAC equipment is sized based on ACCA Manual J calculations. Ductwork is sized using ÁCCA Manual D. Minimum efficiencies of equipment are as listed below. Upgrades for improved energy performance may be installed.
 - Air conditioner 14 SEER
 - Gas furnace 92% / 96% - Heat Pump - 8.2 HSPF
- 3. Winter interior design temperatures shall be 70°F and summer interior design temperatures shall be 75°F. Exterior design temperatures vary based on geographic location and are listed on the Manual J calculations.
- 4. Roof ventilation calculations are based on the following specifications:

Ridge vent:	Minimum	18 sq. in. of vent per linear foot
Ridge vent: Soffit vent:	Minimum	9.9 sq. in. of vent per linear foot
Roof jack (box vent):	Minimum	45 sq. in. of vent per unit

5. See NVR "Standard Energy Package" for field procedures and details.

DESIGN LOADS

Table of Loads for House Structure. Per Table 301.5

Floor Living Areas	- 40# P.S.F. (Live)
-	- 10# P.S.F. (Dead) unless noted otherwise by calculations
Floor Sleeping Areas	- 30# P.S.F. (Live) unless noted otherwise by calculations
	- 10# P.S.F. (Dead) unless noted otherwise by calculations
Garage Floors	- 50# P.S.F. (Live)
-	- 50# P.S.F. (Dead)
Roof Areas - Top Chord	- 20# P.S.F. (Live)
'	- 10# P.S.F. (Dead)
- Bottom Chord	- 10# P.S.F. (Live) (Attics without storage)
	- 20# P.S.F. (Live) (Attics with limited storage
	- IO# P.S.F. (Dead)
Habitable Attics	- 30# P.S.F. (Live)
Trusses	- Areas up to 130 mph ultimate wind speed pe
	Table R301.2(4)
	- Exposure category 'B'
Malls	- Areas up to 130 mph ultimate wind speed pe
	Table R301.2(4)
	Vult 115 mph 130 mph
	Vasa 89 mph 101 mph
	Note: Linear interpolation between
	contour lines permitted.
Stairs	- 40# P.S.F. (Live)

<u>Design Criteria</u>

Design Codes: I. <u>National Design specification for Wood Construction</u> by National Forest

Allowable deflection of structural members per IRC Table R301.7

2. Specification for the Design Fabrication and Erection of Structural Steel for B<u>ivildings</u> by American Institute of Steel Construction.

Materials Headers* Southern Pine (KD-19), No. 1 Grade Spruce-Pine-Fir, Stud Grade Jacks Spruce-Pine-Fir, Stud Grade Beams** Southern Pine (KD-19), No. 1 Grade

2x10 Hem-Fir (KD-19), No. 2 Grade or better (WCLIB & WWPA) 2x8 Southern Pine (KD-19), No. 1 Grade or better

- 10# P.S.F. (Dead)

2x10 Spruce-Pine-Fir (KD-19), No. 2 Grade or better (NLGA)

* Where required, Laminated Veneer Lumber may be used per Engineering

** Structural Steel - A.S.T.M. A36

FOUNDATIONS

- I. All plain and reinforced concrete shall comply with requirements in ACI 318.
- 2. Concrete footings shall be poured a maximum 5" slump, 5 bag mix, and 2,500 psi minimum strength per Table R402.2. Concrete walls shall be poured a maximum 5" slump, 5 1/2-bag mix, and 3,000 psi minimum strength per Foundation Wall Design table below. Special soil and or wall height conditions may require a higher psi mix.
- 3. Walls and footings designed as unreinforced unless otherwise specified on foundation plans or details. Special soil and/or site conditions may require the addition of reinforcing.
- 4. Footing frost depth to be no less than 12" per R403.1.4 and Table R301.2(1).
- 5. Minimum Soil Bearing Capacity shall be 2,000 PSF per Table R401.4.1.
- 6. Slab requirements:

Interior slabs on grade (excluding garage slabs) to be minimum 3-1/2" concrete (may be represented on plans as nominal 4") over 4" sub-base, with vapor barrier (6-mil polyethylene) as required per Section 506 and a minimum 2,500 PSI per Table R402.2.

Non-structural garage slabs shall be nominal 3-1/2" thick and shall be installed on compacted / undisturbed soil per Table R402.2. Slabs shall be 3,500 PSI air-entrained concrete. Structural garage slabs utilizing grade beams shall be nominal 4" thick. Slabs shall be 3,500

- PSI air-entrained concrete. Porch slab and exterior concrete work shall be nominal 4" minimum 3,500 PSI air-entrained concrete with 6x6 WI.4xWI.4 mesh or equivalent fiber mesh reinforcement.
- 7. Unconditioned crawl spaces shall have a minimum net area of ventilation not less than I square foot for each 150 square feet of area, unless the ground surface is covered by a Class I vapor retarder, in which case the minimum net area of ventilation shall not be less than I square foot for each 1,500 square feet of area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of the building, per R408.1.2.
- 8. Foundation drains shall be located per local codes and according to local site conditions. Drain discharge by gravity or mechanical means to conform with approved site plan and installed per Section R405.1.
- 9. The top course of block of foundation walls shall be semi-solid block or open cores of hollow block shall be filled with mortar.
- 10. Block piers to be solid block or mortar-filled hollow block.
- II. A poured concrete foundation wall designed to withstand an equivalent fluid weight of 30# per cubic ft. may be substituted where masonry units (block) are shown on plans.
- 12. Concrete and masonry foundation walls shall be dampproofed with min. 3/8" portland cement parging from footing to top of finished grade. The parging shall be covered with a coat of approved bituminous material applied at the recommended rate per R406.1.
- 13. Where required, concrete and masonry foundation walls shall be waterproofed with an approved membrane extending from footing to top of finished grade. The joints in the membrane shall be lapped and sealed with an adhesive compatible with the waterproofing membrane. Waterproofing to be in accordance with R406.2.
- 14. Reserved for future use.
- 15. Foundation framing anchors shall be 1/2"x18" anchor bolts with 7" minimum embedment or Simpson Strong-Tie MASA / USP FA3 (16 gauge steel, galvanized) or equivalent set in concrete or arouted cell, I'-O" maximum from corners and spaced at a maximum of 6' o.c. and in the middle third of the width of the plate. For walls connecting offset braced wall panels, those 24" in length or shorter shall have min. (1) anchor strap and those 12" or shorter can be installed without anchor straps. Townhouses in seismic design category "C" shall require a .229" x 3" x 3" plate washer per R403.1.6.1 and maximum anchor bolt spacing for buildings over two stories shall be 4'.
- 16. Steel columns and bases shall be given a shop coating of rust-inhibitive paint or equivalent to provide corrosion resistance per **Ŕ407.2**.
- 17. For masonry veneers:

Per R703.8.4.I - Corrugated sheet metal veneer ties shall be a minimum of No. 22 U.S. qauqe by 7/8 inch. Each tie shall be spaced not more than 32" o.c. horizontally and 24" o.c. vertically and shall support not more than 2.67 square feet of wall area. For townhouses in Seismic Design Category C and in wind areas of more than 30 pounds per square foot pressure, each tie shall support not more than 2 square feet of wall area.

Additional metal ties shall be provided around all wall openings greater than 16 inches (406 mm) in either dimension. Metal ties around the perimeter of openings shall be spaced not more than 3 feet (9144 mm) on center and placed within 12 inches (305 mm) of the wall opening.

Per R703.2 - One layer of No. 15 asphalt felt or other approved water-resistive barrier shall be provided behind brick. Per Table R703.8.4 - Provide minimum I-inch air space between brick veneer and sheathing.

Per R703.8.6 - Provide minimum 3/16" diameter weep holes at 33" on center maximum, located immediately above the flashing. Per R703.8.5 - When veneer of brick, clay tile, concrete, or natural or artificial stone are used, 6 mil plastic flashina shall be attachéd to the sheathing wherever necessary to prevent

- 18. Reserved for future use.
- 19. Foundation wall strip footing thickness to be 8" (or 6" with a single story) unless otherwise noted as specified by engineering. Strip footing projections beyond the face of the foundation wall shall not to exceed the footing thickness. Bump out footings, pier pads, and any other footing identified as being greater than 8" in thickness shall not be reduced.
- 20. Block foundation walls may be substituted for poured foundation walls shown on foundation plans provided all requirements of Section R404 are met.
- 21. Termite treatment provided below slabs or to framing members per R318.1

moisture penetration behind the veneer. See NVR Flashing Details.

FOUNDATION WALL DESIGN(c) NCRBC PRESCRIPTIVE CODE OR ENGINEERED DESIGN PER ACI 332

WALL HEIGHT	WALL THICKNESS	LATERAL SOIL LOAD (a)	UNBALANCED FILL	VERTICAL REINFORCING (b)	HORIZONTAL REINFORCING (b)
		45	6'-0"	NOT REQUIRED	2- #4 BARS (f)
	ළ"	45	7'-0"	NOT REQUIRED (d)	3- #4 BARS (d.e.
	8	60	6'-0"	NOT REQUIRED (d)	3- #4 BARS (d.e.
8'-0"		00	7'-0"	#4 @ 22" O.C. (d)	3- #4 BARS (d,e,
0-0		45	6'-0"	NOT REQUIRED	2- #4 BARS (f)
	10"	45	7'-0"	NOT REQUIRED	2- #4 BARS (f)
	10	60	6'-0"	NOT REQUIRED	2- #4 BARS (f)
			7'-0"	NOT REQUIRED	2- #4 BARS (f)
		45	7'-0"	NOT REQUIRED (d)	4- #4 BARS (d,e,
	ළ"		8'-0"	#4 @ 19" O.C. (d)	4- #4 BARS (d,e
			7'-0"	#4 @ 19" O.C. (d)	4- #4 BARS (d,e
q'-0"		60	8'-0"	#4 @ 15" O.C. (d)	4- #4 BARS (d,e,
			7'-0"	NOT REQUIRED	3- #4 BARS (g)
	10"	45	8'-0"	NOT REQUIRED (d)	4- #4 BARS (d,e,
	10	60	7'-0"	NOT REQUIRED (d)	4- #4 BARS (d,e,
		60	8'-0"	#4 @ 19" O.C. (d)	4- #4 BARS (d,e

NOTE: BACKFILLING OF THE FOUNDATION SHALL NOT TAKE PLACE BEFORE THE BASEMENT SLAB IS IN PLACE AND THE FLOOR FRAMING IS ERECTED OR UNLESS WALLS ARE ADEQUATELY BRACED.

- a. SOIL CLASSES GM, GC, SM, SM-SC AND ML 45 PSF
- SOIL CLASSES SC, MH, ML-CL AND CL 60 PSF
- b. SPACING SHOWN IS BASED UPON Fy = 60,000 PSI
- STEEL FOR Fy = 40,000 PSI STEEL, REDUCE SPACING BY 0.67 c. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI
- d. ENGINEERED DESIGN PER ACI 332-14, REQUIREMENTS FOR RESIDENTIAL CONCRETE CONSTRUCTION e. FOR ALL WALL HEIGHTS, ONE HORIZONTAL BAR SHALL BE LOCATED WITHIN THE
- TOP 24", ONE IN THE BOTTOM 24" WITH THE REMAINING BARS EQUALLY SPACED. MAINTAIN 2" OF CONCRETE COVER BETWEEN INSIDE FACE OF WALL AND FACE OF HORIZONTAL BARS
- f. ONE BAR WITHIN 12" OF TOP AND AT MID-HEIGHT OF WALL PER TABLE R404.I.2(1). q. ONE BAR WITHIN 12" OF TOP AND ONE EACH AT THIRD POINT OF WALL HEIGHT
- PER TABLE 404.1.2(1).

PLANS

- I. Habitable attics and sleeping rooms shall have a window or door as a second means of egress that shall be minimum 5.7 sq. ft. openable area (5.0 sq. ft. if at grade level) with maximum sill height 44" above finish floor (min. hqt. 24", min. width 20") per R310.1.
- 2. All emergency escape and rescue openings shall have a minimum net clear openable area of 4 sq ft. The minimum nét cléar opening height shall be 22" and a minimum net clear opening width of 20". Emergency escape and rescue openings must have a minimum total glazing area of not less than 5 sq ft in the case of a ground window and not less than 5.7 sq.ft in the case of an upper story window per R310.2.1. Window wells where required, shall be installed per R310.2.3 with a minimum of 9 sq ft and a minimum horizontal projection and width of 36". Wells with a greater depth of 44" shall have permanently affixed ladder or steps per R310.2.3.1.
- 3. Clear opening heights for exterior doors to be 6'-6" minimum per R311.2. All interior doors providing eqress from habitable rooms shall have nominal minimum dimensions of 2'-6" by 6'-8" per R311.6.1. Habitable rooms with double doors less than 5'-0" in total width (less than 2'-6" per door slab) shall have a total opening width of at least 2'-6" with no slide bolts or locking devices installed on either door.
- 4. Sliding glass drs/patio drs/wdws must be safety glazed per R308.4.

above) or a ramp in accordance with Section R311.8.

- 5. Interior stairway shall have minimum head room of 6'-8" per 311.7.2 and minimum tread depth of 9" and maximum riser height of 8 1/4". Handrails are required for stairs with four or more risers and shall have minimum height of 34" and maximum height of 38" above treads and landings. Handrail to have maximum 4 1/2" projection into width of stair per Section R311.7. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2" gypsum board per
- 6. Guard rails to have minimum height of 36" and shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter per R312.
- 7. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard,
- shall not allow passage of a sphere 6 inches (153 mm) in diameter per R312.1.3. 8. Where exterior landings or floors serving the required egress door are not at grade, they shall be

provided with access to grade by means of a a stairway in accordance with Section R311.7 (see item #5

- 9. Handrails shall be installed on exterior stairs having (4) or more risers per R311.7.8. Guards shall be installed at exterior porches / decks that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a quard.
- 10. All flashing used (including at windows, doors, and with stone or masonry veneer) shall be corrosion-resistive per R703.4. See NVR Flashing Details.
- II. Wood framed bearing walls shall 2×6 at 24" o.c. maximum or 2×4 at 16" o.c. maximum per **Table** R602.3(3) and Table R602.3(5) unless otherwise noted on plans.
- 12. All exterior sheathing to be structural sheathing designed in accordance with R602.10.
- 13. An approved water-resistive barrier shall be applied over sheathing of exterior walls per Section
- 14. Interior sheathing shall be 1/2" gypsum wall board unless otherwise noted. Exceptions may include, but are not limited to, special requirements for wall bracing and fire separation.
- 15. Screw fastening is typical for gypsum installation and nailing will only be permitted at the perimeter of the board. • All screws shall be corrosion-resistant Type W 1-1/4" drywall screws.

WITH ADHESIVE Framing Spacing Ceilings Load-brg. walls Non-load-brg. wa 16 16 24 24 24 16 16 24 WITHOUT ADHESIVE	SCREW FASTENING SCHEDULE									
Framing Spacing Ceilings Load-brg. walls Non-load-brg. walls 16 16 24 24 24 24 16 16 24										
16 16 24 24 24 24 24 24 24 2	Framina Spacina			Non-load-bra. walls						
21 10 10 21	16	16	24							
WITHOUT ADHESIVE	24	16	16	24						
		MIT	HOUT ADHESIVE							
Framing Spacing Ceilings Load-brg. walls Non-load-brg. wa	Framing Spacing	Ceilings	Load-brq. walls	Non-load-brq. walls						
16 12 16 16	16	12	16	16						
24 12 12 12	24	12	12	12						

- For 1/2" wallboard, nails shall be 1-1/4" long, 1/4" head and .098 diameter shanks with annular ring or acceptable
- equivalent and comply with ASTM C514. • For 5/8" wallboard, nails shall be 1-3/8" long, 1/4" head and .098 diameter shanks.
- 17. Garages shall be completely separated from the residence and attic area by not less than 1/2" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms abové by not less than 5/8" type X qyp. board. Where a structure is supporting a floor-ceiling assembly due to living space above the garage, the structure shall also be protected by not less than 1/2" aupsum board per Section R302.6.. Opéninas and penetrations through the separation shall be protected by sealing the area around the penetration per Section R302.5. The garage door shall be a 20-minute fire-rated door and be equipped with a self-closing device installed per Section R302.5.I.
- layers of underlayment, a self-adhering polymer-modified bitumen underlayment shall be used per section R905.I.I Exception #1.

18. Asphalt shingles shall be installed per section R905.2. For roof slopes of 2:12 through 4:12, in lieu of two

- 19. Attic spaces shall be ventilated w/ridge and soffit vents unless otherwise noted. Venting provided per
- 20. Fireblocking shall be installed between ceiling and floor openings per R302.II. Draftstopping to be installed in accordance with R302.12.
- 21. Water closet, layatory or bidet shall not be set closer than 15 inches from its center to any side wall, partition or vanity or closet than 30 inches center-to center- between adjacent fixtures. There shall be a clearance of not less than 21 inches in front of the water closet, lavatory or bidet to any wall, fixture or
- 22. Heating and cooling equipment installation shall be in accordance with IRC Chapter 14 and the International Mechanical Code.
- 23. Mechanical fireplaces shall be installed per Section RIOO4 and IOO5.
- 24. Single family attached structures to have 2-hour dwelling unit separation wall continuous to roof deck. Roofing material to be minimum class "C" over approved fire retardant wood decking extending 4' each
- side of dwelling unit separation wall per R302.2 and R302.3. 25. Untreated wood shall be minimum 8" above finish grade per R317.1 Item #2. 26. Bottom plates on slabs and any wood in contact w/ concrete or masonry to be pressure treated material
- 27. Exterior egress swing doors shall open onto a landing not more than 8 1/4" below the top of the threshold when door swings in and 1 1/2" below the top of the threshold when the door swings out. The landing shall extend a minimum of 36" in the direction of travel and be at least the width of the doorway served per
- 28. Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screen, louvers, or grills having a min. opening size of 1/4" and maximum of 1/2" in any dimension per
- 29. Fasteners and connectors for pressure preservative-treated wood shall be hot-dipped galvanized steel. 30. Windows that have an operable opening more than 72" above finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor of the room in which the window is located. Glazing between the floor and 24" shall be fixed or have openings through
- which a 4" dia. sphere cannot pass per Section R312.2. 31. The final grade shall fall a minimum of 6 inches within the first 10 feet of the foundation per R401.3. 32. One- and two-family dwelling construction (R302.1.1):
- Vinyl or aluminum soffit material shall be securely attached to framing members and use an underlayment material of either fire retardant treated wood, 3/4-inch wood sheathing or 5/8-inch gypsum board. Venting requirements shall apply to both soffit and underlayment and shall be per Section R806. Where the property line is 10 feet or more from the building face, the provisions of this code section shall not
- Townhouse construction (R302.2.5): Projections extending into the fire-separation distance shall have not less than I-hour fire-resistive construction on the underside. Vinyl or aluminum soffit material shall be securely attached to framing members and use an underlayment material of either fire retardant treated wood, 3/4-inch wood sheathing or 5/8-inch aupsum board. Venting requirements shall apply to both soffit and underlayment. Vents shall be nominal 2-inch continuous or equivalent intermittent and shall not exceed the minimum net free air requirements of Section R806.2 by more than 50%. Vents in soffit are not allowed within 4 feet of fire
- walls or property lines per R302.2.5 and R302.2.6. 33. I-hour fire-rated construction required on projections within 2' to 3' of lot line per R302.I. No projections allowed within 2' of property line.
- I-hour fire-rated construction required on townhouse eaves within 3' of the property line.

Desian Cateaory C.

- Note: Single Family Detached product will NOT be built within 3' of the property line. 34. Wall bracing is designed in compliance with Section R602.10. When wall bracing is beyond the criteria for a prescriptive approach, the structure is analyzed utilizing engineering in compliance with the North Carolina Building Code (NCBC). Refer to house-specific wall bracing detail sheets and wall bracing standard details. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic
- 35. Minimum floor sheathing shall be 5/8" tonque \$ groove decking underlayment grade plugged and sanded, exterior glue, glued and nailed on joists to meet. "American Plywood Association" approved glued floor system, unless otherwise specified.

ELECTRICAL

- I. Ground-fault and arc-fault circuit interrupter protection is provided per NFPA 70 (National Electric Code). 2. Electric panel box installation to be in accordance with NFPA 70, Article 408 Section III. Location may
- 3. Approved smoke detectors shall be installed in each sleeping room; outside each separate sleeping area in the immediate vicinity of the bedrooms; and on each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. Where more than one smoke detector is required, the devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. All smoke detectors shall receive their primary power from the building wiring and be equipped with a battery backup.
- 4. Unless listed for installation in such locations, smoke detectors shall be installed at least 10 feet from a cooking appliance, at least 3 feet from the door to a bathroom containing a tub or shower, at least 3 feet from forced air supply registers, and at least 3 feet from the tip of a ceiling fan blade. In sleeping rooms, smoke detectors should be located in the vicinity of the room entrance. They shall be installed at the highest portion of the ceiling (including tray or coffered ceilings) or within 12 inches vertically from the highest point in rooms with sloped ceilings.
- 5. Interior stairs shall be provided with an artificial light source in the vicinity of each landing or directly over each stair section and capable of illuminating treads and landings to a level not less than Ifc measured at the center of the tread or landing per R303.7.
- 6. Outlets within 6' of a sink must be GFI protected.
- 7. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. R315.3.
- 8. Outlets installed in laundry areas must be GFI protected.

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ROOF VENTILATION CALCULATIONS

HOUSE NAME
HOUSE VERSION

VENTILATION VALUES

POPLAR
PLR00_01

SOFFIT: 9.9 sq in of vent per If
RIDGE: 18 sq in of vent per If
BOX: 45 sq in of vent per unit

	(any)	(any)	VENT OK	No action req'd.
			VENT OK	No action req'd.
USER GUIDE			FAIL	Increase ridge
			FAIL	Decrease ridge
		(any)	FAIL	Increase total vent

MAIN HOUSE															
	Area (A)	Required: A/150	Required: A/300	Soffit	Soffit Vent	Ridge	Ridge Vent	Upper box vent	Lower box vent	TOTAL	OK A/150	OK A/300	% vent at ridge	40%-50% OK?	
Location / Options	(sq in)	(sq in)	(sq in)	(lf)	(sq in)	(lf)	(sq in)	(qty)	(qty)	(sq in)			_	OK:	Notes
MAIN HOUSE	121632.00	810.88	405.44	21.37	211.56	11.00	198.00			409.56	NO	YES	0.49	OK	
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			
					0.00		FRONT	PORCH		0.00	NO	NO			
	Area (A)	Required:	Required:	Soffit	0.00	Ridge			Lower box vent	TOTAL	OK A/150	OK A/300	% vent at	40%-50%	
Location / Options	Area (A)	Required:	Required:	Soffit		Ridge	FRONT	PORCH Upper box					% vent at ridge	40%-50% OK?	Notes
		Required: A/150 (sq in)	Required: A/300		Soffit Vent		FRONT Ridge Vent	PORCH Upper box vent (qty)	vent	TOTAL	OK A/150				Notes
Location / Options FRONT PORCH	(sq in)	Required: A/150 (sq in)	Required: A/300 (sq in)	(If)	Soffit Vent	(If)	FRONT Ridge Vent (sq in)	PORCH Upper box vent (qty)	vent	TOTAL	OK A/150		ridge	OK?	Notes
· · · · · · · · · · · · · · · · · · ·	(sq in)	Required: A/150 (sq in) 20.77	Required: A/300 (sq in) 10.38	(If)	Soffit Vent (sq in) 69.30	(If)	FRONT Ridge Vent (sq in) 0.00	PORCH Upper box vent (qty)	vent	TOTAL (sq in) 69.30	OK A/150 YES	ОК А/300 YES	ridge	OK?	Notes

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Version 2.0 (Last Revised 04/26/19)

HOUSE VOLUME CALCULATIONS							
HOUSE NAME	POPLAR						
HOUSE VERSION	PLR00-01						
PRODUCT LINE	RYANHOMES						

Note: The volume of the structure has been computed in acordance with "Title 5. of the Community Affairs, Chapter 23. Uniform Construction Code, Subchapter 2. Administration and enforcement: Process." (5;23-2.28. Volume computation)

ELEVATION WITH INTERIOR UNIT "SAO"								
Location / Area of house	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)					
Main section of the house	720.00	22.10	15911					
Front porch of the house	23.00	9.24	213					
Garage bump out from main house	98.67	20.09	1983					
		Total House Volume	18106					

ELEVA	ELEVATION WITH INTERIOR UNIT "SAE"									
Location / Area of house	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)							
Main section of the house	714.00	22.10	15779							
Front porch of the house	23.00	9.24	213							
Garage bump out from main house	97.33	20.09	1956							
		Total House Volume	17947							

Additional areas of volume to be added to total house volume as needed					
Location / Area of house / option	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)		
Rear Covered Porch "EPE"	140.00	9.89	1385		

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	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		NVK, Inc. 5285 Westview Drive, Suite 100 Frederick, MD 21703	
SET NO. PLROO VERSION OI	RELEASE NO	DRAWN BY DATE:	OPTION	CALCS dwg 07/22/25 = 2:30 pm
				70 pwp 80 180



<u>UNIT E</u> ELEVATION "B" (REVERSE) (POPLAR)

UNIT D ELEVATION "A" (PER PLAN) (POPLAR)

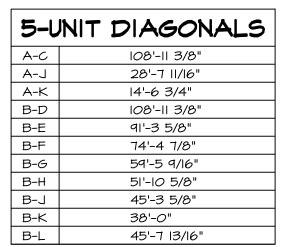
<u>UNIT C</u> ELEVATION "C" (PER PLAN) (POPLAR)

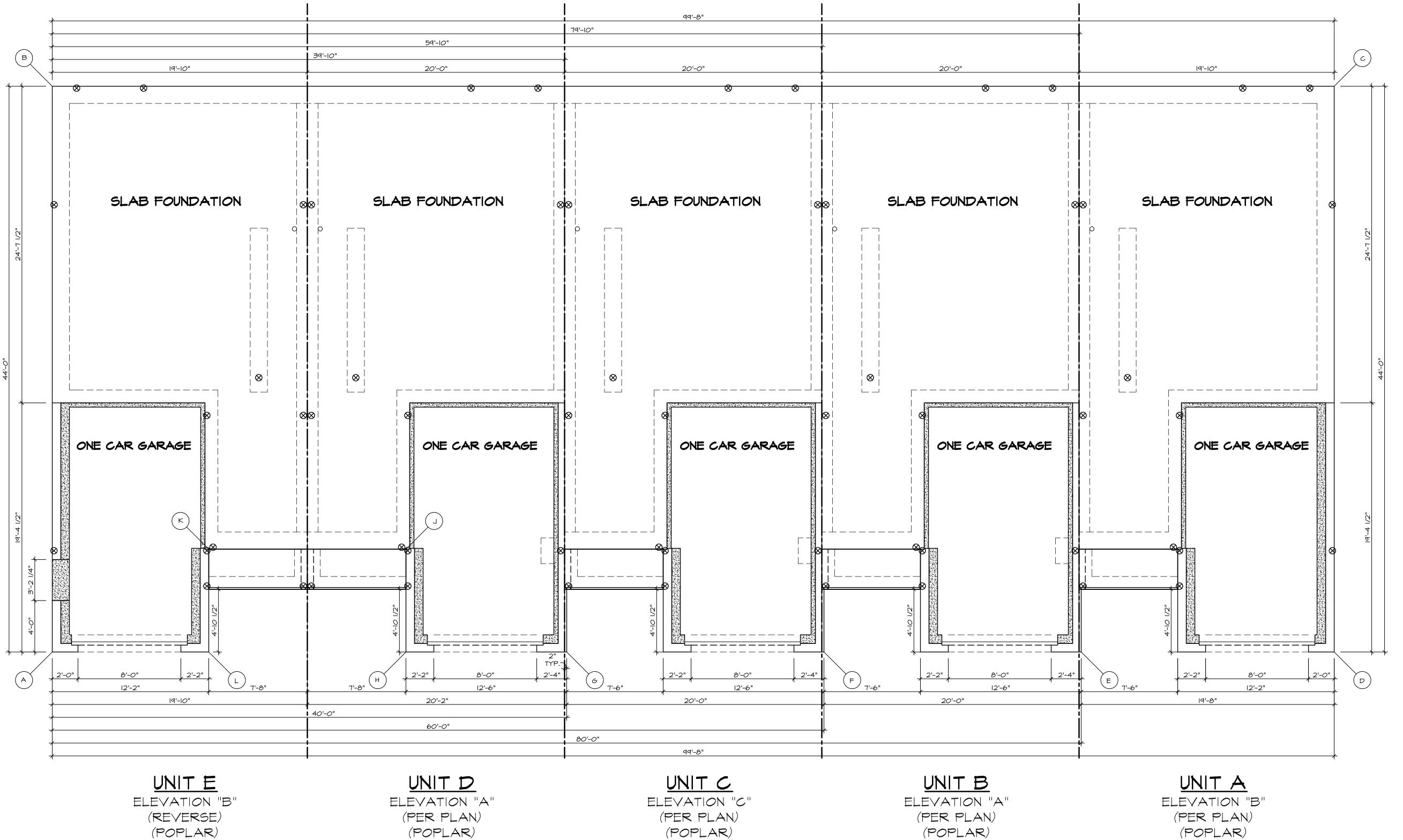
UNIT B ELEVATION "A" (PER PLAN) (POPLAR)

UNIT A ELEVATION "B" (PER PLAN) (POPLAR)



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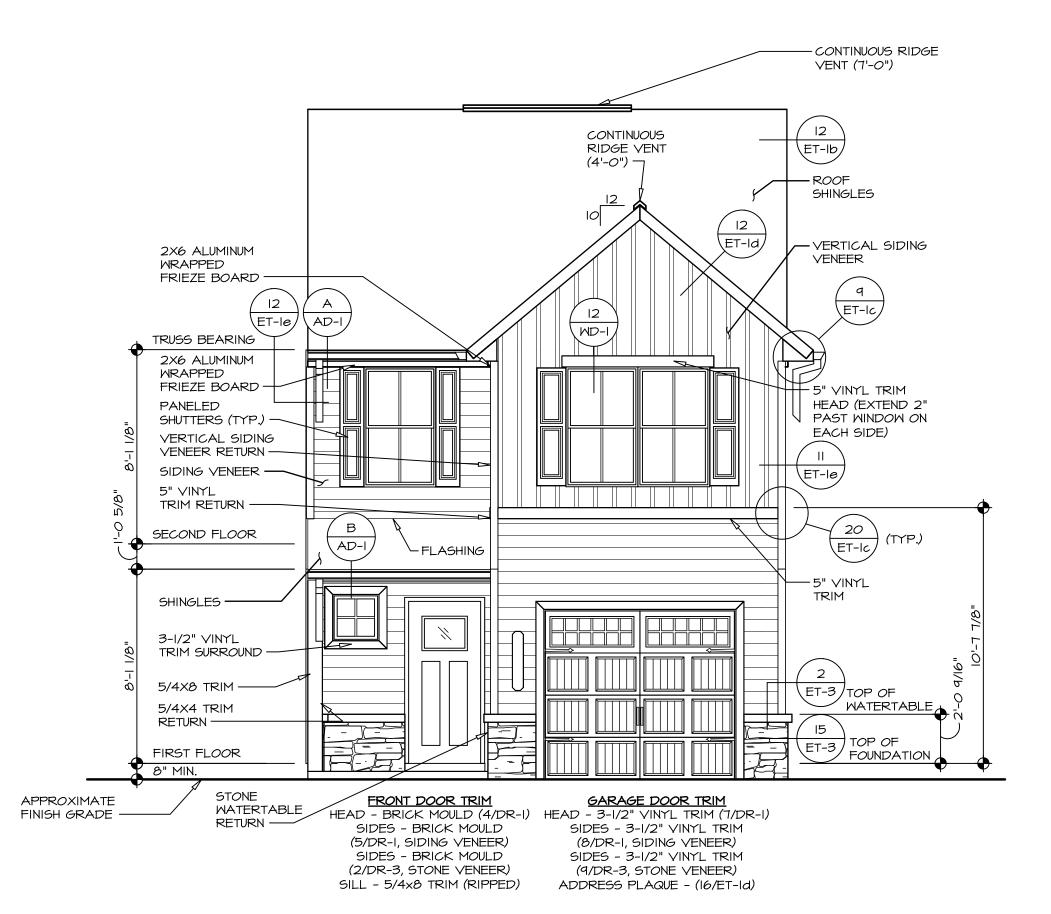


(POPLAR)

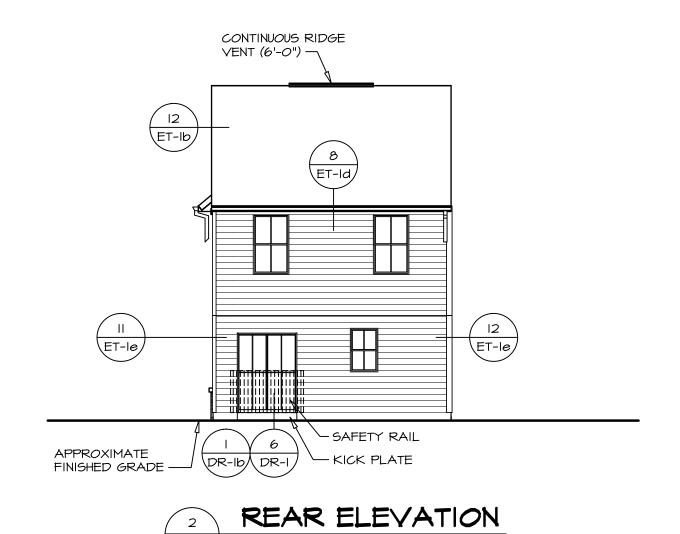
FOUNDATION PLAN NC-I SCALE: 1/4" = 1'-0"

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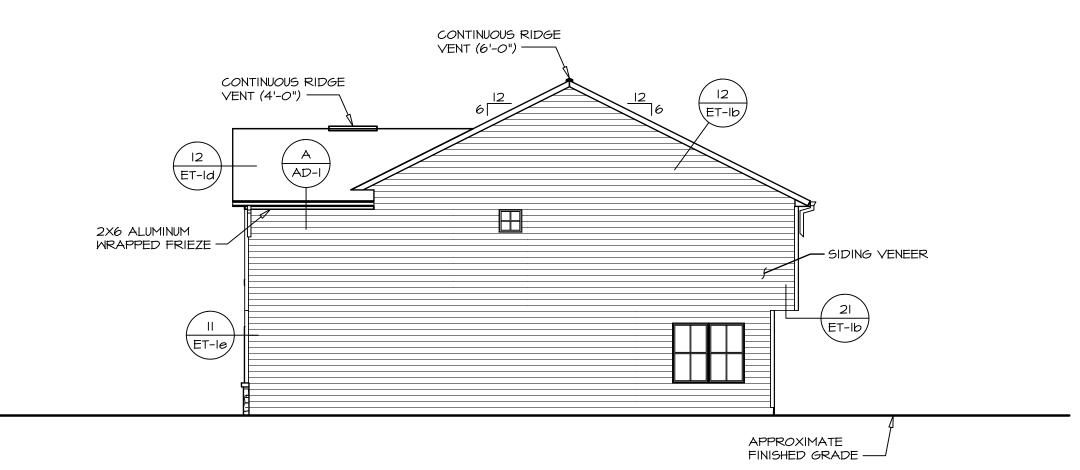
44932







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



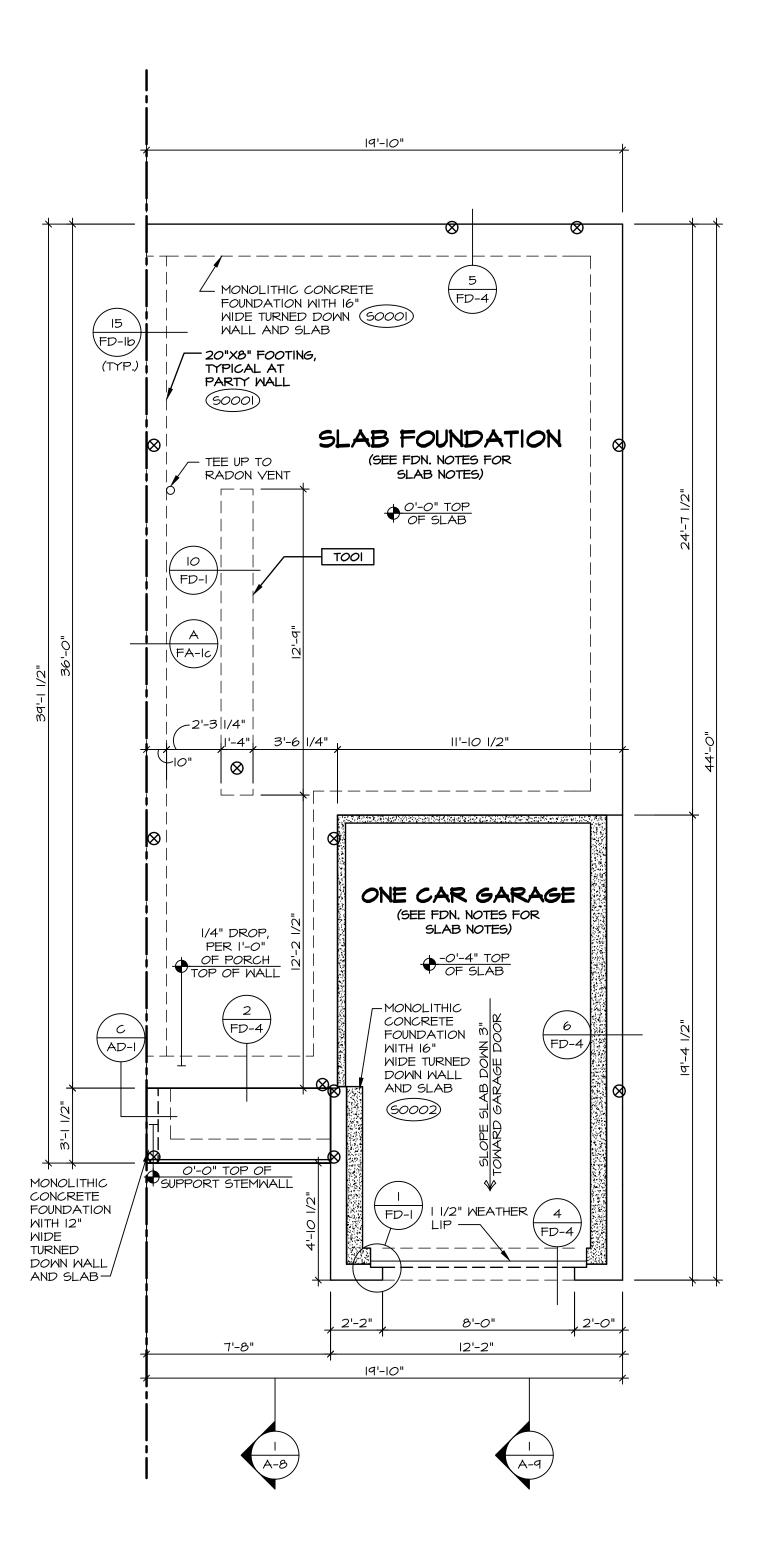


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RAWING TITLE ELEVATIONS

\frac{1}{2}

FOOTING/THICKENED SLAB SCHEDULE						PULE
	IDENTIFIER	LENGTH	MIDTH	HEIGHT	ENG. NUM.	REMARKS
	T001	12'-9"	1'-4"	0'-8"	50001	





FOUNDATION NOTES - ATTACHED

- I. SEE STANDARD DETAIL CATEGORY "FD" SHEET(S).
 I.I. CONCRETE SLAB ON VAPOR BARRIER OVER
 SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
- SLAB UNDER GARAGE:
 UNEXCAVATED WITH CONCRETE SLAB OVER
 SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR
 STRUCTURAL CONCRETE SLAB OVER SUB-BASE (SEE
- SPEC SHEET FOR SLAB NOTES)

 3. SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
- INFORMATION.

 5. SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S)
 ORIENTATION. SEE **GB-I** FOR DETAILS.
- 6. THE DIRECTION OF THE ARROW IS THE DIRECTION OF REBAR, AS REQUIRED.
- 7. ALL FOOTINGS ARE PLAIN, NON-REINFORGED CONCRETE UNLESS NOTES OTHERWISE.

 8. SEE WG. DETAILS FOR FOOTER SLEEVE INFORMATION
- UNLESS NOTES OTHERWISE.
 8. SEE MS- DETAILS FOR FOOTER SLEEVE INFORMATION.
 9. THICKEND SLAB DEPTHS MEASURE FROM TOP OF SLAB. PAD FOOTING DEPTHS MEASURE 4" BELOW TOP OF SLAB.

LEG	SEND
	BEARING WALL
	NON BEARING WALL
	MASONRY WALL
8	INDICATES BEARING FROM POINT-LOAD ABOVE
1_	JACKS
B_	BEAM/HEADER
<u>/[</u>	FOOTING/THICKENED SLAB
(c_	STEEL COLUMN
×	TRUSS TIE DOWN
X	PORTAL FRAME
X	JOIST/TRUSS
L	LVL
X	ENGINEERING PAGE NUMBER
×) WINDOW/DOOR TAG
X	PRECAST LINTEL TAG
ASSEM -SEE F	FA DETAILS FOR FIRE IBLIES FC DETAILS FOR FRAMING FCTORS AND MATERIAL USAGE

NOTES:

I. REFER TO UNIT FOUNDATION DRAWING FOR ADDITIONAL FOUNDATION DIMENSIONS AND DETAILS.

2. REFER TO STANDARD DETAIL FA-IC FOR PARTYWALL DETAILS

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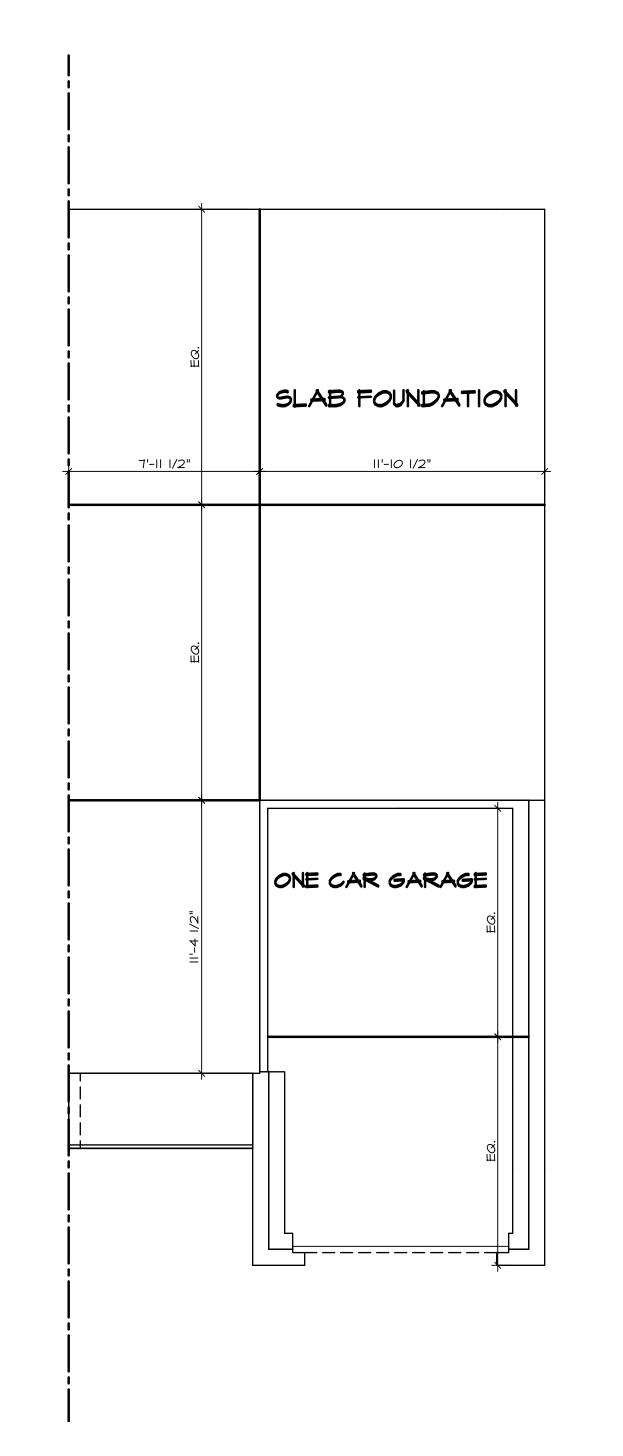
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CONCRETE SLAB CONTROL JOINTS NC-3b SCALE: 1/4" = 1'-0"

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CONTROL JOINT NOTES:

I. THE STARTING POINT FOR LAYING OUT JOINTS SHOULD INCLUDE A FRONT-TO-BACK LINE AND A SIDE-TO-SIDE LINE (A "T") OFF EACH COLUMN AND MAJOR FOUNDATION

EACH COLUMN AND MAJOR FOUNDATION
CORNER.

2. IF THAT PUTS MULTIPLE LINES TOO CLOSE
TOGETHER (<IO' APART), CONSIDER GROUPING
NEARBY LINES WHILE ENSURING EACH COLUMN
AND HOUSE CORNER HAS AT LEAST ONE
JOINT (FRONT-TO-BACK OR SIDE-TO-SIDE)
EXTENDING FROM IT.

3. JOINT SPACING NOT TO EXCEED 15'
4. CONTROL JOINT LOCATIONS AND QUANTITY
MAY VARY DEPENDING ON ADDITIONAL

MAY VARY DEPENDING ON ADDITIONAL
CONCRETE REINFORCEMENT (INCLUDING BUT
NOT LIMITED TO WELDED WIRE MESH OR

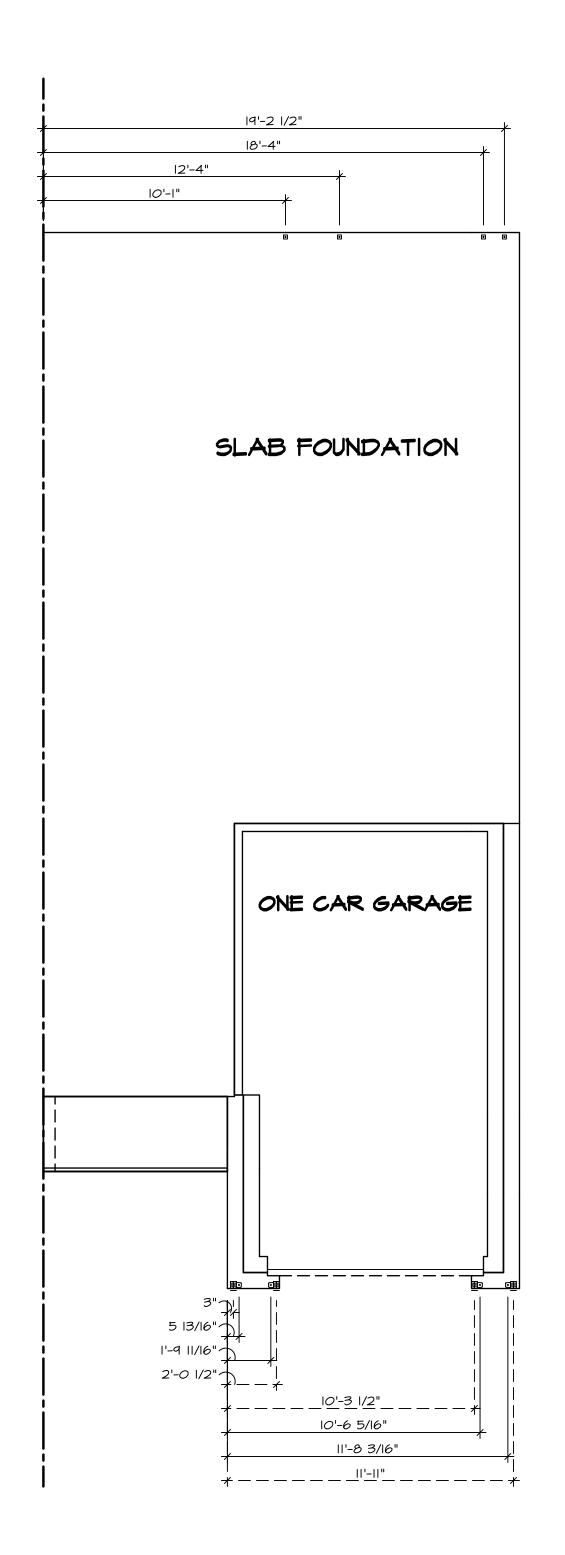
FIBER MESH).

5. THIS SHEET DEPICTS GENERIC GUIDELINES
AND EXAMPLES, SO EXACT LAYOUT MAY
DIFFER FROM WHAT'S SHOWN HERE.

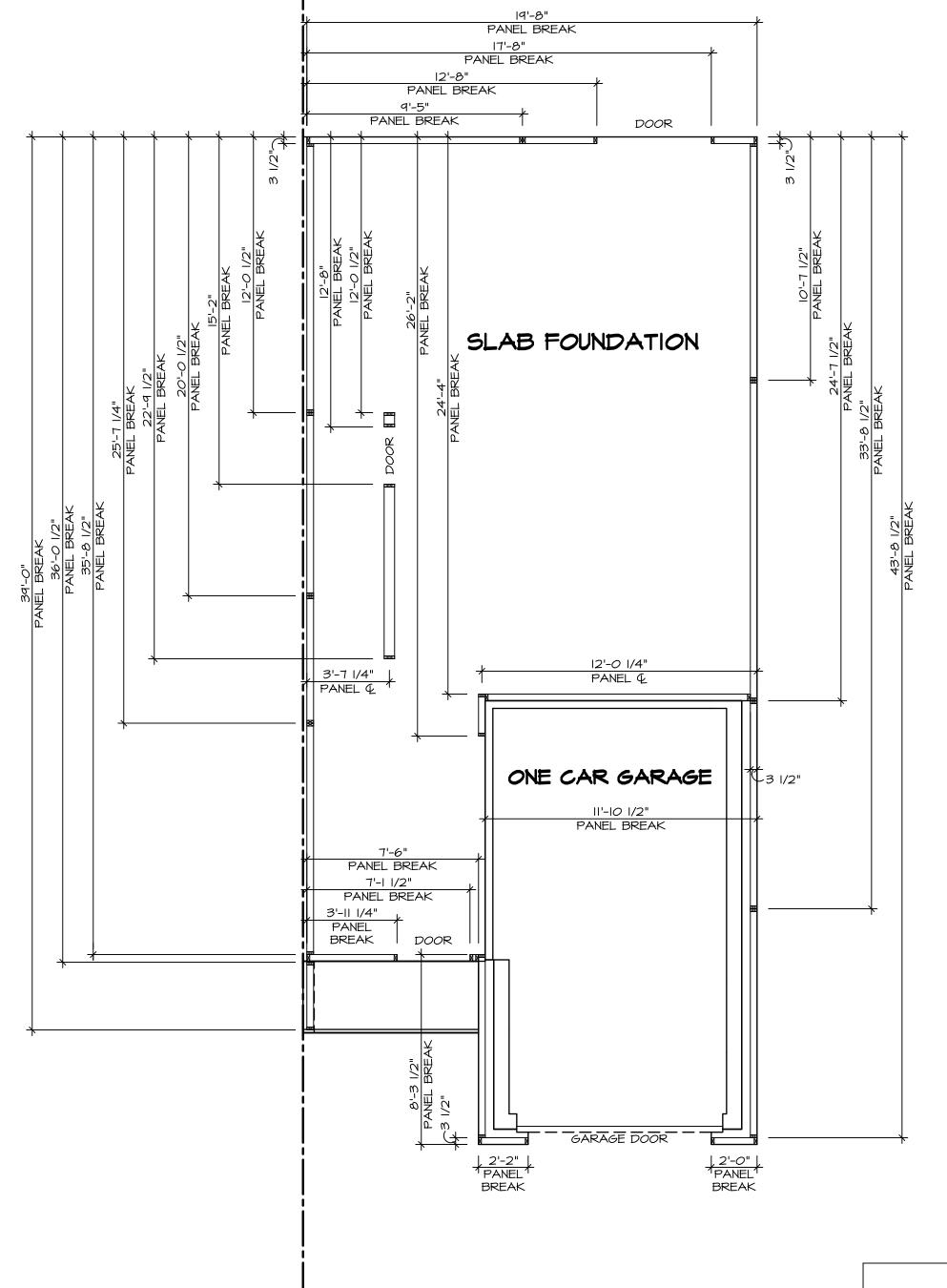
6. CONTROL JOINTS AT GARAGE SHALL BE
"TOOLED" (I/4 DEPTH OF THE SLAB OR I"

MINIMUM) AND INSTALLED FOLLOWING

STANDARDS.



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

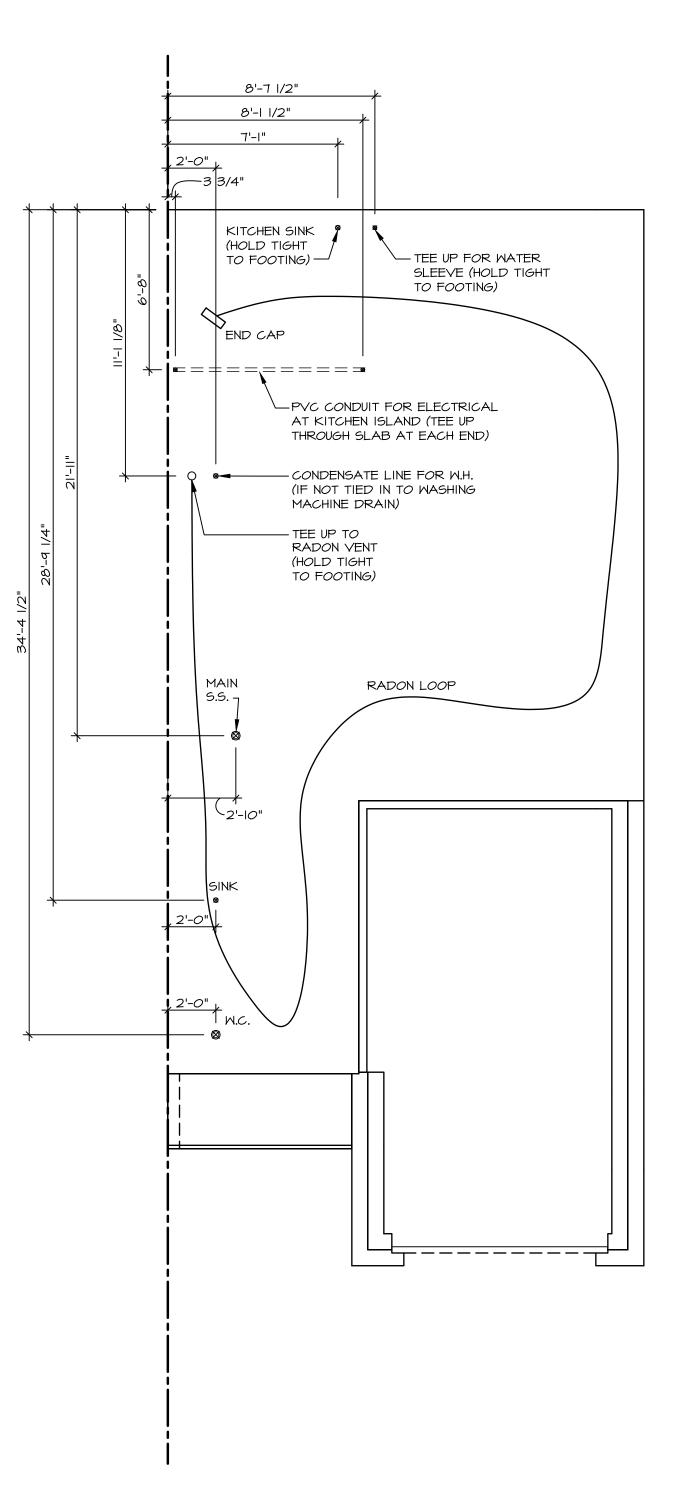


FOUNDATION PANEL BREAKS NC-4 SCALE: 1/4" = 1'-0"

HOLD DOWN NOTES REFER TO DETAIL (9/FD-1) FOR HOLD DOWN OFFSET DIMENSIONS.
REFER TO DETAIL (12/FD-1) FOR HOLD DOWNS ON CMU BLOCK. . ALL PANELS GREATER THAN 24" SHALL HAVE AN ANCHOR WITHIN 12" OF THE PANEL BREAKS / ENDS. (SEE DETAIL SHEET FC-I FOR MORE INFORMATION ON ANCHOR DETAILS) STRAP a. ON FOUNDATION USE (STHD14)
b. ON FLOOR SYSTEM USE (STHD14RJ)
c. ALL OTHER HOLD DOWN SEE DETAIL WB-_
FOR MORE INFORMATION.
b. STRAP LOCATION ON PLANS SHOWN BY
DASHED DIMENSION TO CENTER OF STUDS THREADED ROD
 ALL OTHER HOLD DOWN SEE DETAIL WB-_ FOR MORE INFORMATION.

BOLT LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF BOLT

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PLUMBING NOTES: RADON REMEDIATION

RADON LOOP:

- (4") PERFORATED "LOOP"

- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE

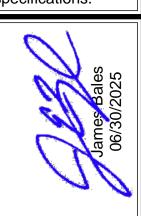
- LOOP TO BE SENTE FROM ANY DRAINTILE ELEMENTS

- TO BE CORRUGATED PIPE - SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK

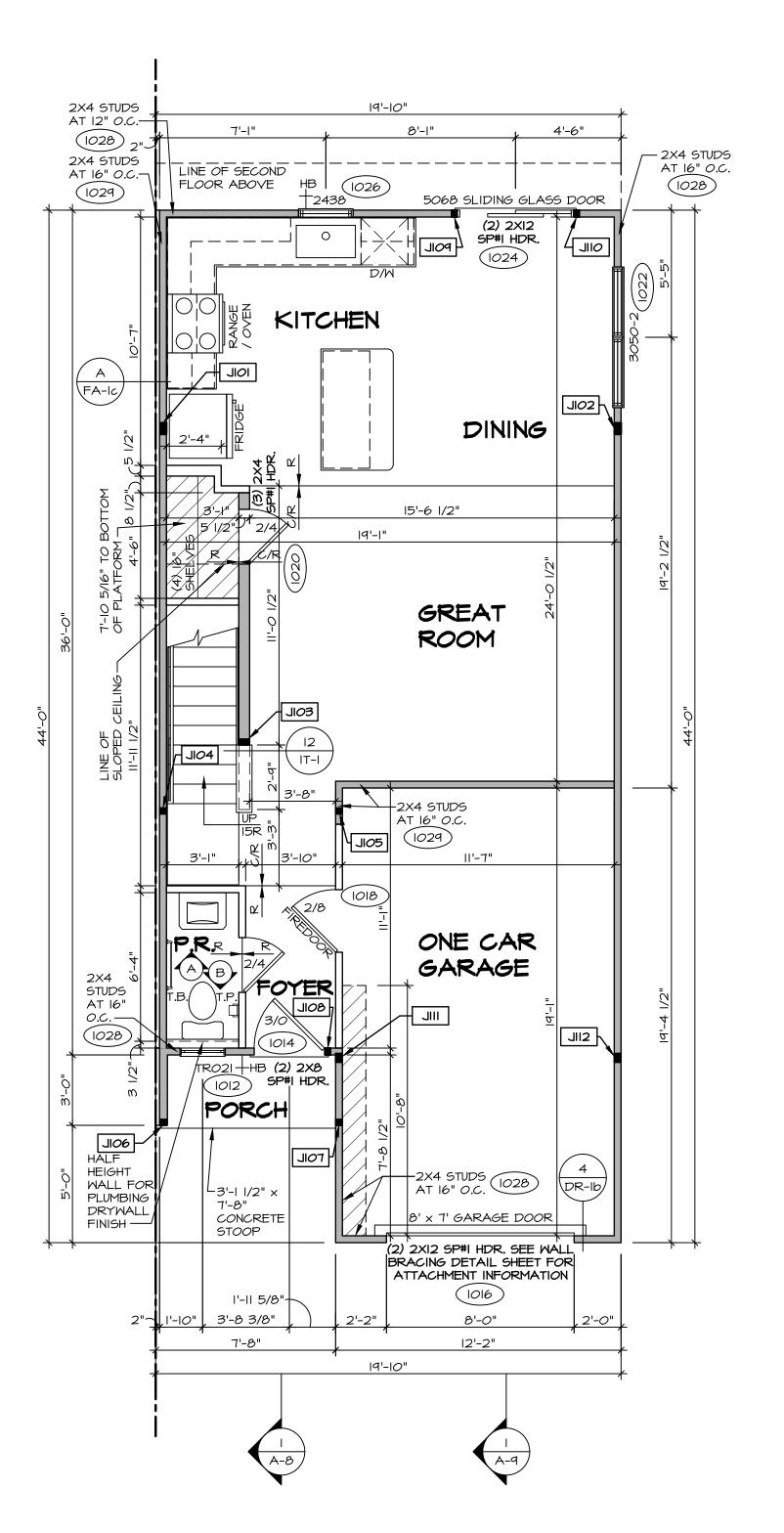
STACK REQUIREMENTS:

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 I/3 OF ROOF
SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.

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	FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS		
IOIL	JACK - (4) 2X4 SPF STUD GRADE	1004			
JIO2	JACK - (4) 2X4 SPF STUD GRADE	1004			
SOIL	JACK - (2) 2X6 SPF STUD GRADE	1006			
JIO4	JACK - (2) 2X4 SPF STUD GRADE	1008			
JI <i>0</i> 5	JACK - (2) 2X4 SPF STUD GRADE	1008			
JI06	JACK - (2) 2X4 SPF STUD GRADE	1010			
TOIL	JACK - (2) 2X4 SPF STUD GRADE	1010			
BOIL	JACK - (2) 2X4 SPF STUD GRADE	1014			
POIL	JACK - (2) 2X4 SPF STUD GRADE	1024			
OIL	JACK - (2) 2X4 SPF STUD GRADE	1024			
Ę	JACK - (3) 2X4 SP#I	2007			
JII2	JACK - (3) 2X4 SP#I	2007			







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

FLOOR PLAN NOTES:

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 ALL HEADERS TO HAVE (I) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
 MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- 3. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 I/2", UNLESS OTHERWISE NOTED.
 4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE I2" UNLESS OTHERWISE NOTED.
 SEE ARCHITECTURAL DETAIL 8/IT-IB FOR 3/4" FIRE
- STOPPING AT BULKHEAD / CEILING PANELS

 5. 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 DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- 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.
- ABOVE, UNLESS OTHERWISE NOTED.

 9. TANKED WATER HEATER SHOWN AS BASE CONDITION,
 OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN
 LIEU OF TANKED WATER HEATER.

 10. INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-II",
- 9' CEILING WILL BE 7'-II", IO' CEILING WILL BE 8'-3",
 UNLESS OTHERWISE NOTED.

 12. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM
 APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT
- BLOCKING INSTALLED.

 13. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2"
 SHORT OF FRAMING ABOVE.

GYPSUM NOTES:

AT GARAGE:

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

AT STAIRS:

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

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	APT. NO
	Oobea APT. STATE ZIP ZIP
	DIV-COMM-LOT-UNIT DIV-COMM-LOT COMM-LOT TOWNES AT NORTH MAIN - 1006A STREET ADDRESS CITY CITY STATE
· .	SEAL 44932 SEAL 90 SEAL 44932 SEAL WGINEER BUNNING NVR, In Firm license #: D-04
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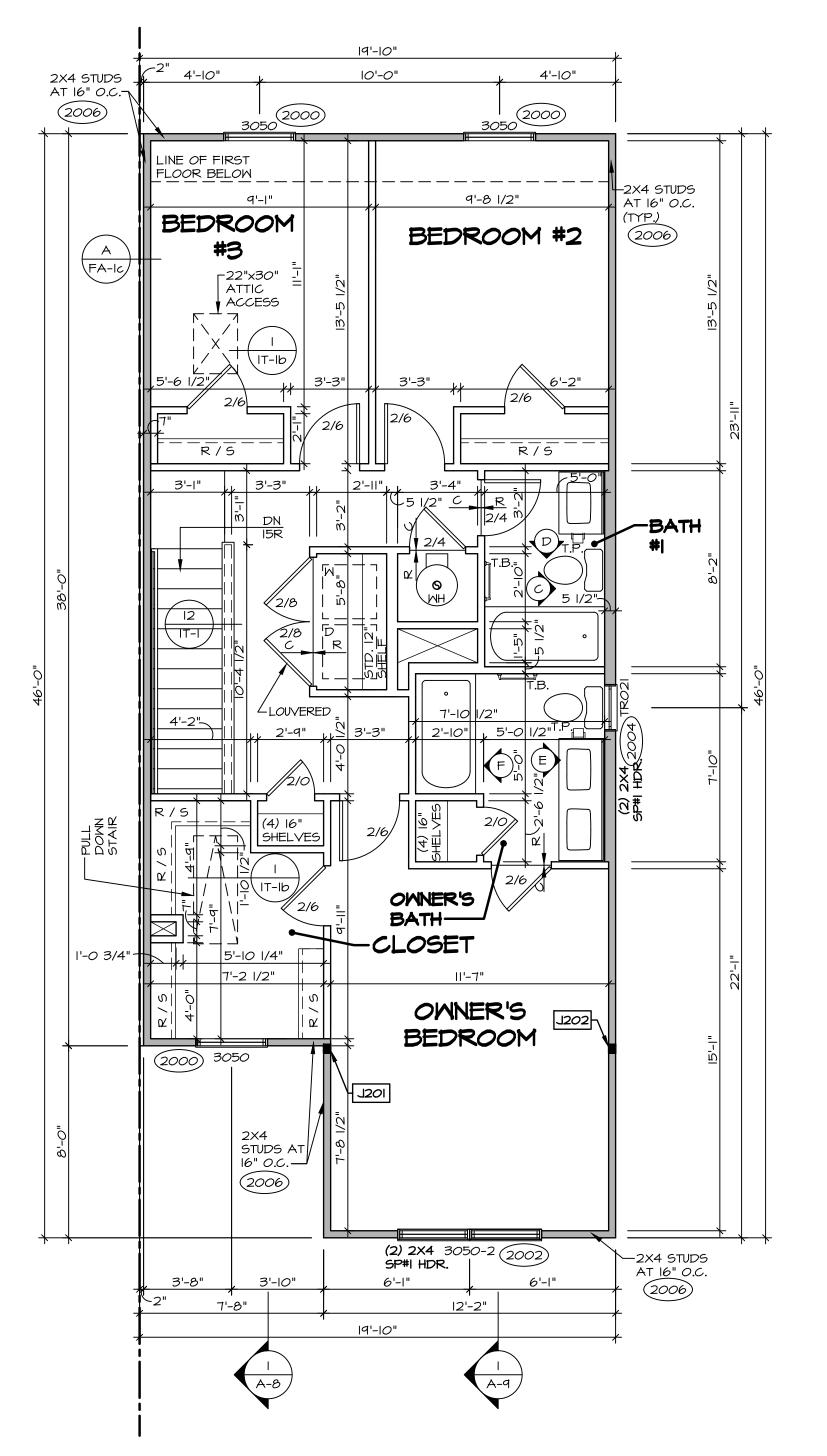
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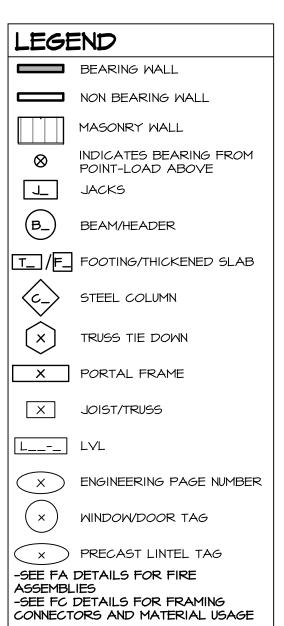
Designers, architectural

	SET NO. PLROO	
LAK TAK	VERSION OI	
TITLE	RELEASE NO	
=LOOR PLAN	DRAWN BY DATE:	
DESCRIPTION	OPTION	5285 Westv Frede

	SECOND FLOOR JACK	SCHEDL	ILE
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J20I	JACK - (3) 2X4 SP#I	2007	EXTEND THROUGH TOP PLATE
J202	JACK - (3) 2X4 SP#I	2007	EXTEND THROUGH TOP PLATE







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

FLOOR PLAN NOTES:

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED. ALL HEADERS TO HAVE (I) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE
- ALL EXTERIOR WALLS TO BE 4" OR 6" AND 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 ARCHITECTURAL DETAIL 8/IT-IB FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS 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 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. O. INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-II", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
- 12. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
- 13. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

GYPSUM NOTES:

AT GARAGE:

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

AT STAIRS:

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

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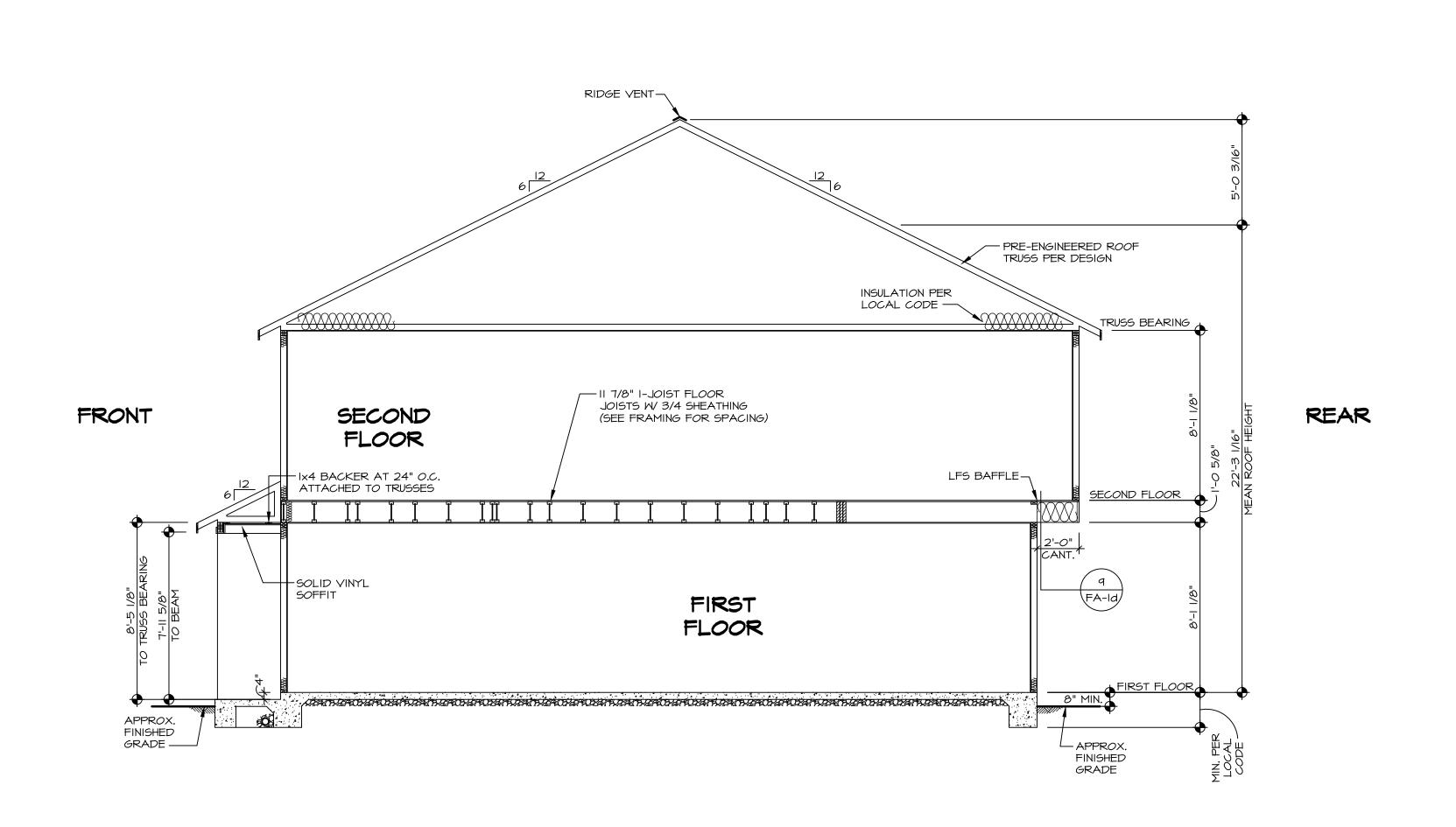
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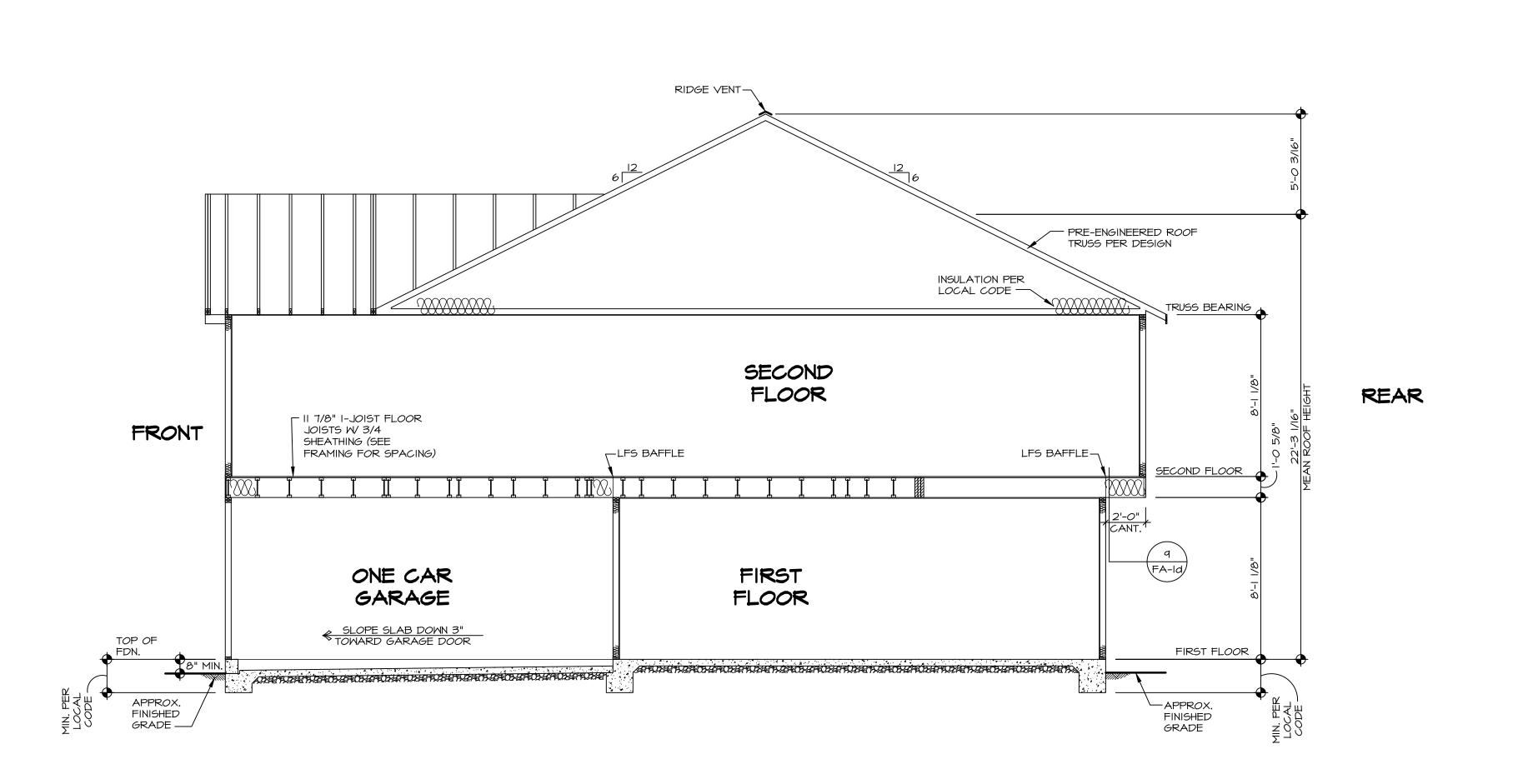
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BUILDING SECTION - FOYER

NC-8 SCALE: 1/4" = 1'-0"

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BUILDING SECTION - GARAGE NC-9 SCALE: 1/4" = 1'-0"

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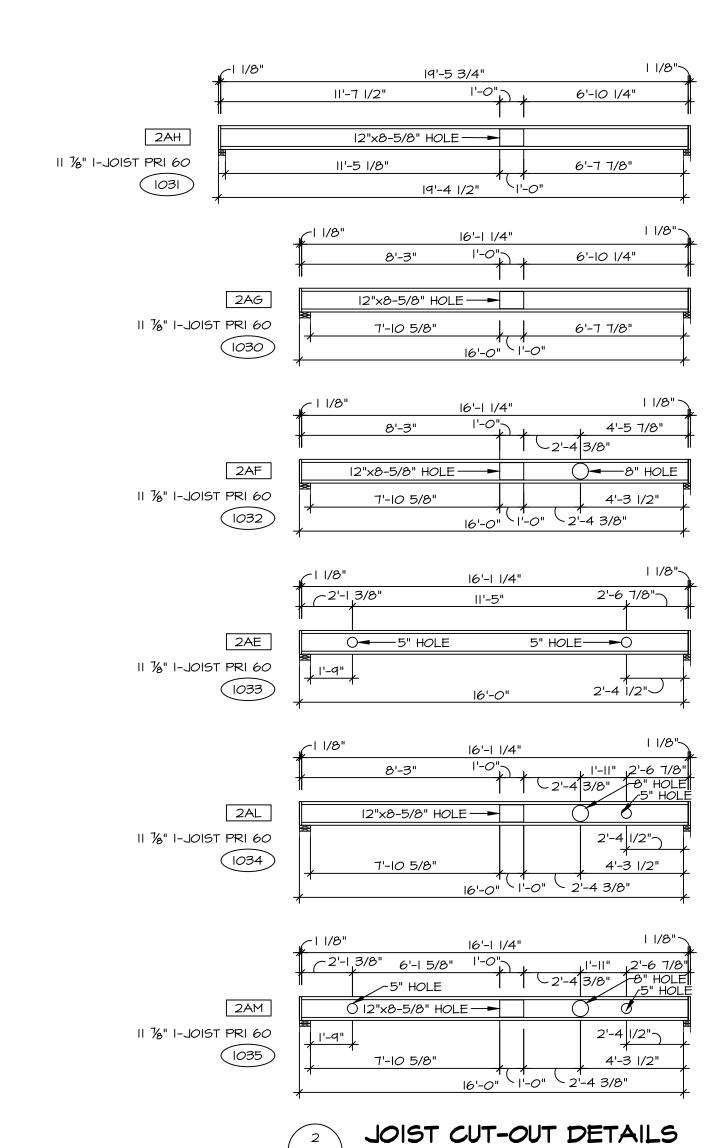
SECOND FLOOR FRAMING LENGTH SCHEDULE						
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS		
2AA	PRI 60 - II-14	11'-11 3/4"				
2AB	PRI 60 - II-14	19'-5 3/4"				
2AC	PRI 60 - II-14	7'-8 3/8"	1008	J-0458		
2AD	PRI 60 - II-14	16'-0 5/8"				
2AE	PRI 60 - II-14	16'-1 1/4"	1033	J-0459		
2AF	PRI 60 - II-14	16'-1 1/4"	1032	J-0271		
2AG	PRI 60 - II-14	16'-1 1/4"	1030	J-0270		
2AH	PRI 60 - II-14	19'-5 3/4"	1031	J-0269		
2AJ	PRI 60 - II-14	11'-0"		J-0272		
2AK	PRI 60 - II-14	12'-0 7/8"				
2AL	PRI 60 - II-I4	16'-1 1/4"	1034	J-0460		
2AM	PRI 60 - II-14	16'-1 1/4"	1035	J-0461		
2AN	PRI 60 - II-I4	19'-5 3/4"		J-0447		

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

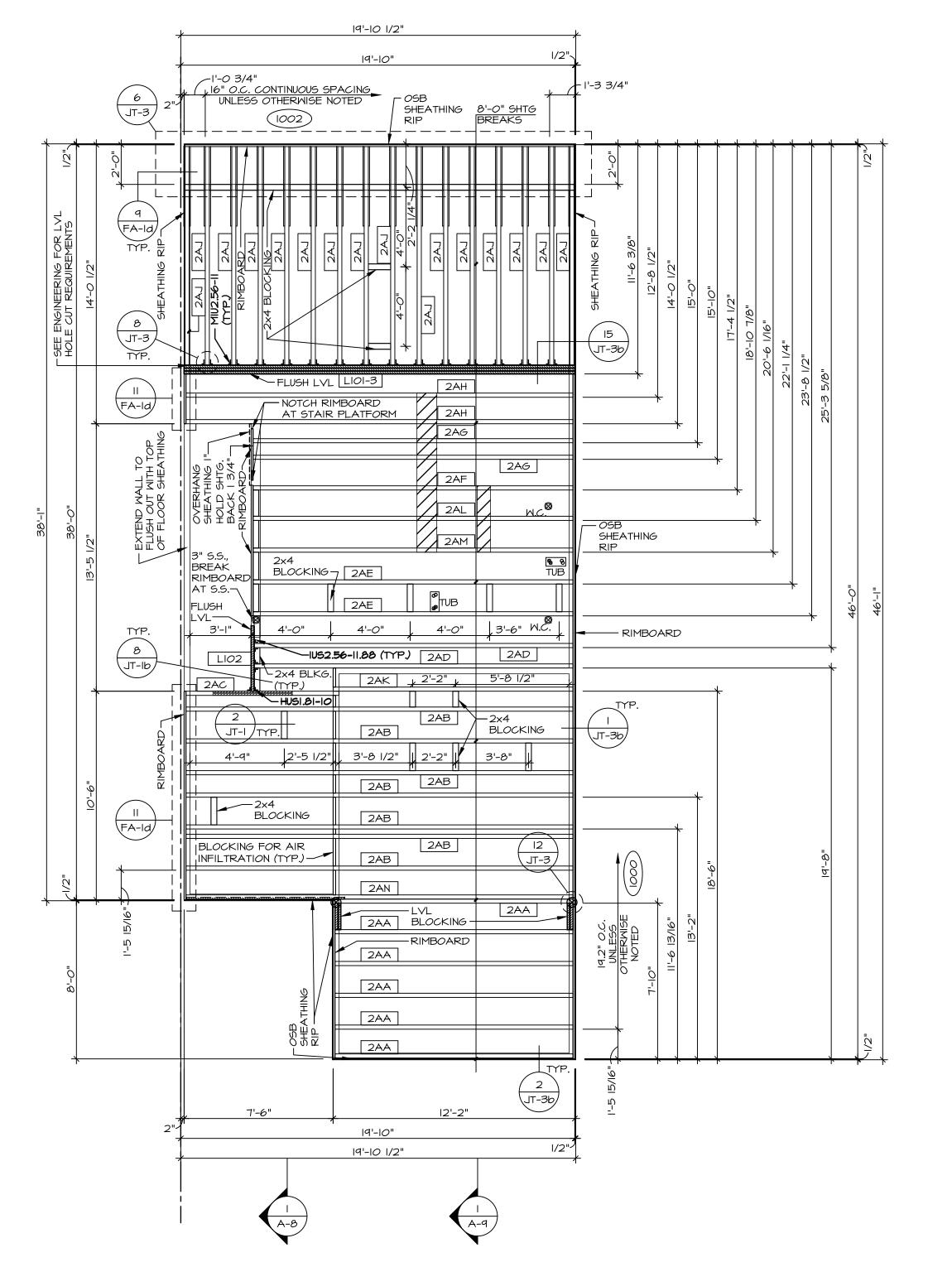
- I.A (2) PLY UP TO AND INCLUDING II 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT I 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"O.C.

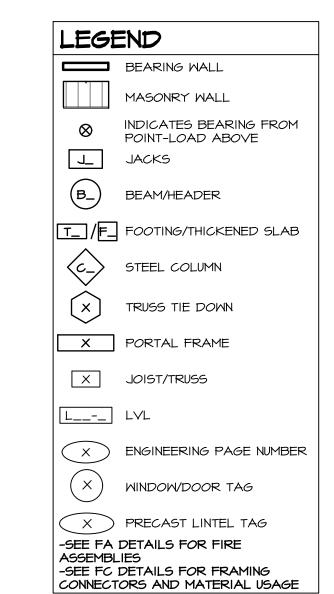
 2.A (2) PLY 14" UP TO AND INCLUDING 18": FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. OR
- 2.A (2) PLY 14" UP TO AND INCLUDING 18": FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12"O.C.
- 3.A (2) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12"O.C.
- 4.A (3) PLY UP TO AND INCLUDING II 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C.
 FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"O.C. FROM
- 5.A (3) PLY 14" UP TO AND INCLUDING 18": FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12"O.C. FROM EACH SIDE OR ALT I I/2" WIDE LVL FASTEN PLIES W/(4) ROWS 12D NAILS AT 12"O.C. FROM
- 6.A (3) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROMS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLIES W/ (5) ROMS 12D NAILS AT 12"O.C. FROM EACH SIDE.
- 7.A (4) PLY (ALL SIZES); FASTEN PLIES WITH (3) ROWS OF SDW22634 STRUCTURAL WOOD SCREWS, OR EQUIVALENT, AT 16" O.C. STAGGERED. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

SECOND FLOOR LYL LENGTH SCHEDULE					JLE
	IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
	LIOI-3	LVL 1.75 - 11-14	19'-8"	1004	4.A
	LIO2	LVL 1.75 - 11-14	3'-3 1/2"	1006	



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





I-JOIST FLOOR SYSTEM

- SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
 JOIST LENGTHS SHIPPED IS THE NEXT HIGHEST LENGTH TO
- CUT FROM.

 3. ALL RIMBOARD TO BE 1-1/8" THICK U.N.O.
- 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 SOLID LYL BLOCKING CUT FROM MATERIAL DESIGNATED "BLOCKING"
- II. ADHESIVE TO BE APPLIED AT THE RATE OF (I) TUBE PER
 TWO AND ONE-HALF SHEETS; SHEETS ARE TO BE GLUED
 AND PLACED ONE AT A TIME.
- AND PLACED ONE AT A TIME. APPLY GLUE TO TONGUE AND GROOVE.

 2. I-JOIST BLOCKING CUT FROM 2'-0" MATERIAL.
- I3. ADHESIVE TO BE ADDED TO ALL JOIST HANGERS PRIOR TO SETTING JOISTS.
 I4. J-XXXX SHOP DRAWINGS ARE ASSOCIATED WITH PLANT MODIFIED I-JOISTS OR PLANT BUILT JOIST COMPONENTS.

	 and should not be placed by NVR on these plans and specifications. 	-
	- OO6-A O6A STATE ZIP	
	DIV-COMM-LOT-UNIT RLH-NM-LOT COMM-LOT TOWNES AT NORTH MAIN - 1006A STREET ADDRESS CITY CITY STATE	
	O6/30/2025 IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	
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	NVR, Inc. 5285 Westview Drive, Suite 100 Frederick, MD 21703	
	SET NO. PLROO VERSION OI RELEASE NO DRAWN BY DATE: OPTION	
	MODEL POPLAR DRAWING TITLE SECOND FLOOR FRAMING OPTION DESCRIPTION	
	Σ**- Ω " Ō	

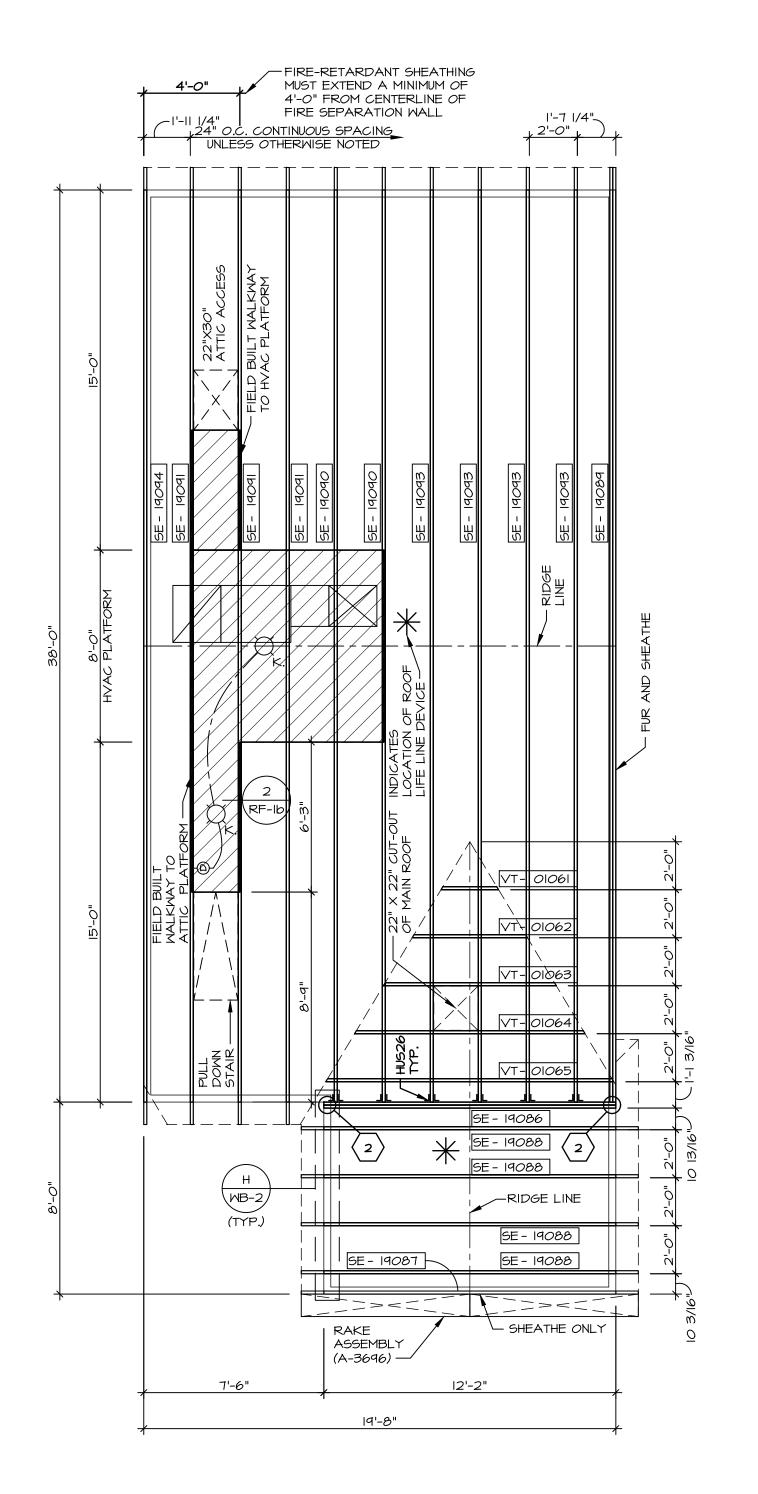
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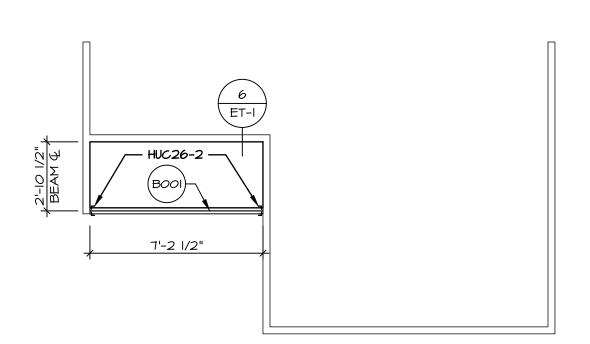
SECOND FLOOR FRAMING PLAN

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

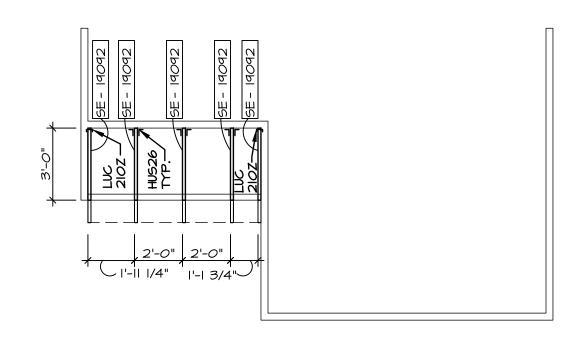


	TRUSS SCHEDULE					
QUANTITY	SPECS	TRUSS NUMBER	LENGTH	ROOF PITCH (X/I2)	REMARKS	
ı	SE	19086	12'-2"	10/12	GIRDER (2 PLY)	
ı	SE	19087	12'-2"	10/12	-	
4	SE	19088	12'-2"	10/10	-	
ı	SE	19089	38'-0"	6/12	-	
2	SE	19090	38'-0"	6/12	-	
3	SE	19091	38'-0"	6/12	-	
5	SE	19092	3'-0"	6/12	-	
4	SE	19093	38'-0"	6/12	-	
1	SE	19094	38'-0"	6/12	-	
I	VT	01061	2'-4 3/ 6"	10-6/12	-	
1	VT	01062	4'-9 5/8"	10-6/12		
ı	∨ T	01063	7'-2 7/16"	10-6/12	-	
1	∨T	01064	9'-7 1/4"	10-6/12	-	
1	VT	01065	12'-0"	10-6/12	_	

IDENTIFIER DESCRIPTION LENGTH ENG. NUM. REMARKS BOOL BEAM BUILT 2X6 - 2 PLY REF. 7'-2 1/2" LOIO	FIELD INSTALLED ROOF FRAMING BEAM/HEADER SCHEDULE						
BOOL BEAM BUILT 2X6 - 2 PLY REF 1-2 1/2" 1010	IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS		
2001 22,41 2012 272 1010	B001	BEAM BUILT 2X6 - 2 PLY RFF	7'-2 1/2"	1010			

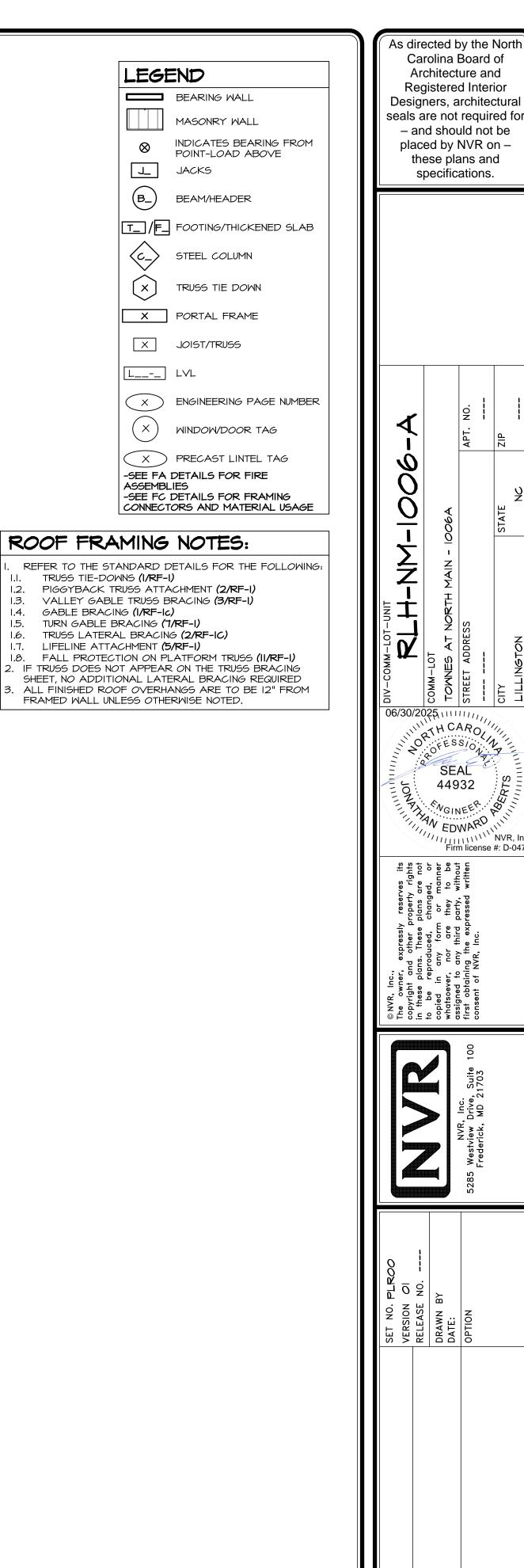






PORCH ROOF FRAMING PLAN

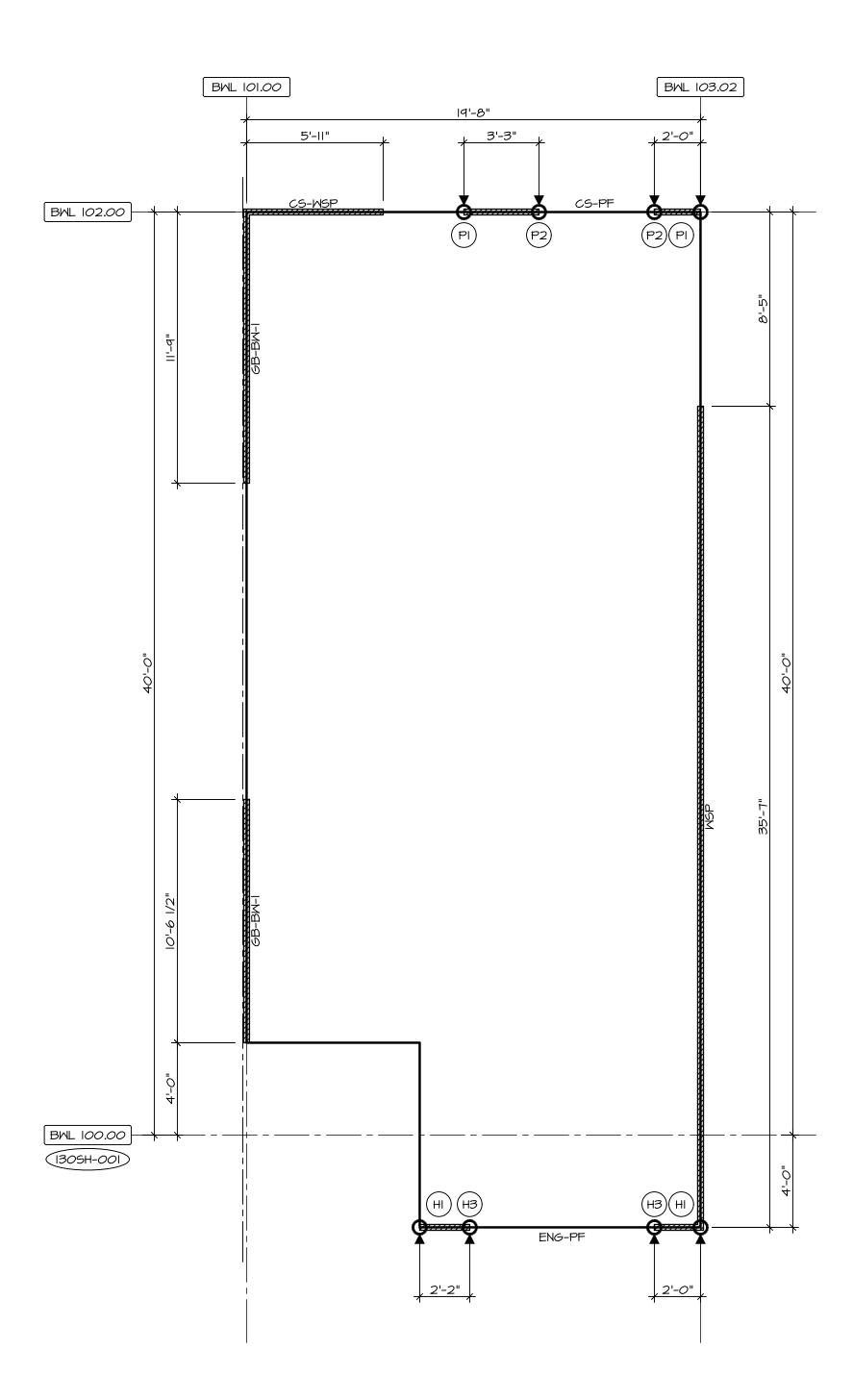
S-2 SCALE: 1/4" = 1'-0"



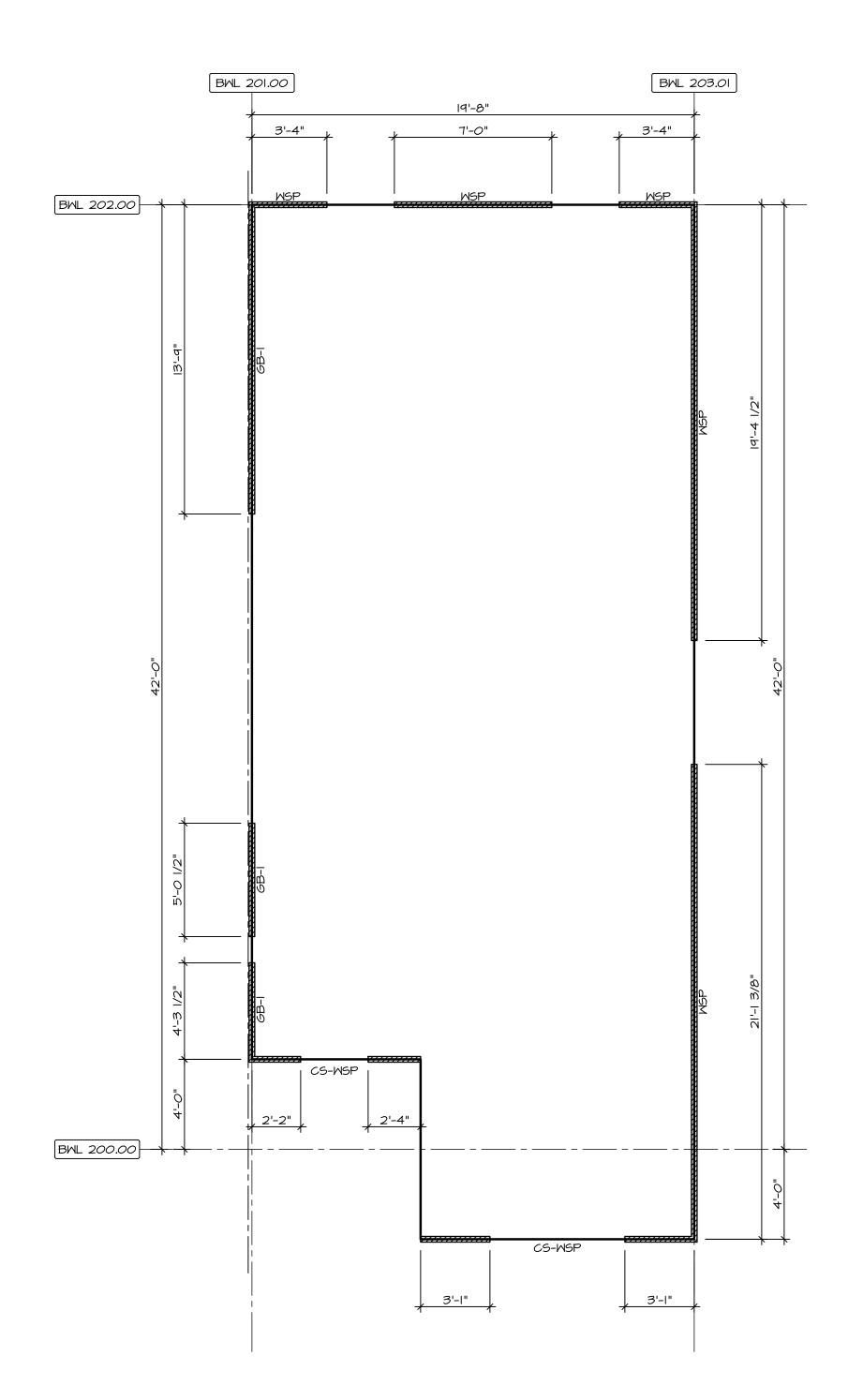
ROOF FRAMING

S-2 SCALE: 1/4" = 1'-0"

BRACED WALL LINE SCHEDULE					
WIND SPEED (ULT)	IDENTIFIER	REQUIRED (FT)	ACTUAL (FT)	METHOD	
130 MPH	BWL 100.00	N/A	N/A	ENGINEERED	
130 MPH	BWL 101.00	10.05'	11.15'	GB BLOCKED	
130 MPH	BWL 102.00	13.67'	13.80'	CONTINUOUS (WITH GWB)	
130 MPH	BWL 103.02	12.21'	35.58'	MSP (MITH GMB)	
130 MPH	BWL 200.00	7.25'	10.66'	CONTINUOUS (WITH GWB)	
130 MPH	BWL 201.00	7.68'	11.54'	<i>G</i> B	
130 MPH	BML 202.00	8.63'	12.49'	MSP (MITH GMB)	
130 MPH	BWL 203.01	4.51'	20.24'	MSP (MITH GMB)	







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

BRACING LEGEND | BWL XXX.XX BRACED WALL LINE I.D. BRACED WALL LINE HOUSE WALL BRACED WALL PANEL ENGINEERING PAGE NUMBER MSP WOOD STRUCTURAL PANEL GB GYPSUM BOARD (I) SIDED OR (2) SIDED GB-BW GYPSUM BOARD BLOCKED WALL CONSTRUCTION (I) SIDED OR (2) SIDED (SEE STANDARD DETAIL 6 /WB-2) LET-IN BRACING (SEE STANDARD DETAIL F /WB-2) CS-WSP CONTINUOUS SHEATHING -WOOD STRUCTURAL PANEL 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 ENGINEERED DESIGN W/ WALL ENG-WSP-A STRUCTURAL PANEL SHEATHING TYPE 'A' FASTENING REQUIREMENTS (NO HOLD DOWNS REQUIRED UNLESS NOTED) ENG-WSP-B ENGINEERED DESIGN W/ WALL STRUCTURAL PANEL SHEATHING TYPE 'B' FASTENING REQUIREMENTS (NO HOLD DOWNS REQUIRED UNLESS NOTED) ENG-WSP-C ENGINEERED DESIGN W/ WALL STRUCTURAL PANEL SHEATHING ON BOTH SIDES OF THE WALL TYPE 'C' FASTENING REQUIREMENTS (NO HOLD DOWNS REQUIRED UNLESS NOTED) ENG-PF ENGINEERED DESIGN W/ PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL PAGE WB-I) ENG-GBI-A ENGINEERED DESIGN W/ (I) SIDED GYPSUM BOARD TYPE "A" FASTENING REQUIREMENTS ENG-GBI-B ENGINEERED DESIGN W/ (I) SIDED GYPSUM BOARD TYPE "B" FASTENING REQUIREMENTS ENG-BW ENGINEERED DESIGN W/ (I) SIDED GYPSUM BOARD W/ BLOCK WALL CONSTRUCTION (SEE STANDARD DETAIL 17/WB-I) HOLD-DOWN: I. SEE SHEET WB-2 FOR "P_" INDICATOR SCHEDULE AND DETAILS 2. SEE SHEET WB-I FOR "H_" INDICATOR SCHEDULE AND DETAILS 3. ARROW INDICATES LOCATION.

HOUSE HAS BEEN ANALYZED UTILIZING A PRESCRIPTIVE METHOD IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL CODES (IRC) UNLESS OTHERWISE NOTED. ENGINEERED WALL LINES ARE IN COMPLIANCE WITH INTERNATIONAL BUILDING CODES (IBC).

SHEATHING	FASTENER	SPACING	
SHLATHING	IASILINLE	EDGES	FIELD
PRESCRIPTIVE 7/16" WOOD STRUCTURAL	8d COMMON NAILS	6" O.C.	6" O.C.
PANELS OR EQUIVALENT (W/ METHOD MSP, CS-MSP, CS-G)	ALTERNATIVE FASTENER I-3/4" I6-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	6" O.C.
	A - 8d COMMON NAILS	4" O.C.	6" O.C.
	A - I-3/4" I6-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	6" O.C.
ENGINEERED 7/16" WOOD STRUCTURAL	B - 8d COMMON NAILS*	3" O.C.	6" O.C.
PANELS (W/ METHOD ENG-WSP-A, ENG-WSP-B,	B - I-3/4" I6-GAUGE CORROSION RESISTANT STAPLES	N/A	6" O.C.
ENG-WSP-C)	C - 8d COMMON NAILS* SHEATHING ON BOTH SIDES OF THE WALL	3" O.C.	6" O.C.
	C - 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES SHEATHING ON BOTH SIDES OF THE WALL	N/A	6" O.C.
I/2" GYPSUM WALLBOARD	I-I/4" LONG, I/4" HEAD, .098" DIA. ANNULAR-RINGED NAILS	7" O.C.	7" O.C.
(W/ METHOD GB-I, GB-2, ENG-GBI-A)	CORROSION RESISTANT TYPE W I-I/4" DRYWALL SCREWS	7" O.C.	7" O.C.
I/2" GYPSUM WALL BOARD BLOCKED AT THE EDGES (W/ METHOD GB-BW-1, GB-BW-2, ENG-BW)	BLOCKING REQUIRED AT ALL GYPSUM EDGES. USE CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	4" O.C.	12" O.C.

NOTES:

I. MINIMUM 7/16" CROWN WIDTH FOR STAPLES IN WOOD STRUCTURAL PANEL.

2. SPECIFIED GYPSUM FASTENING REQUIRED ONLY WHERE METHOD GB 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.

* STAPLE ALTERNATIVE FOR USE IN FIELD ONLY

* STAPLE ALTERNATIVE FOR USE IN FIELD ONLY

4. WALL PANELS NOT IDENTIFIED AS BRACED WALL
PANELS SHALL BE FASTENED IN ACCORDANCE WITH THE MSP/ENG-MSP-A METHOD.

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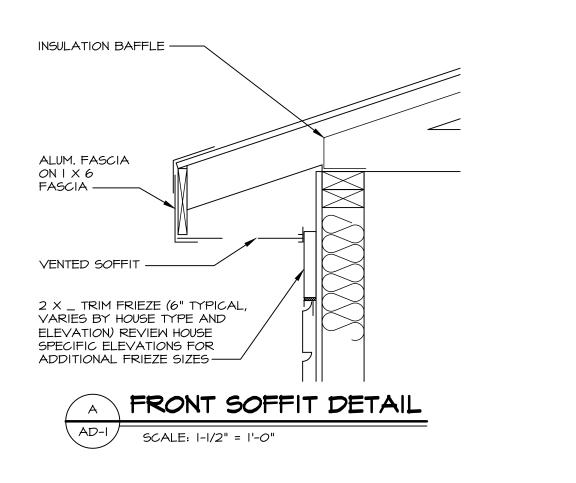
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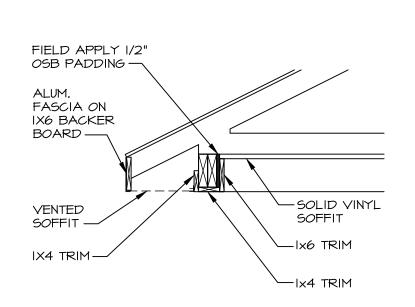
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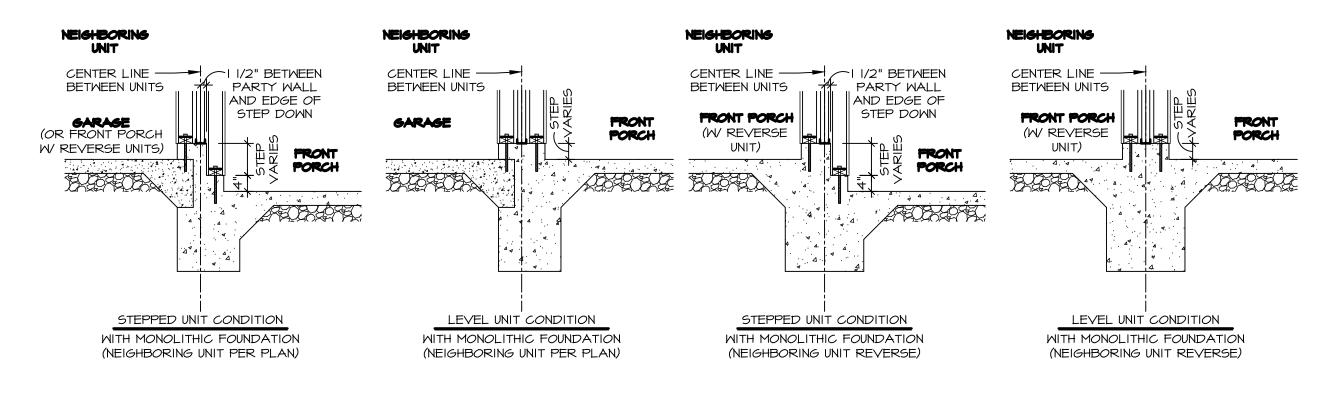
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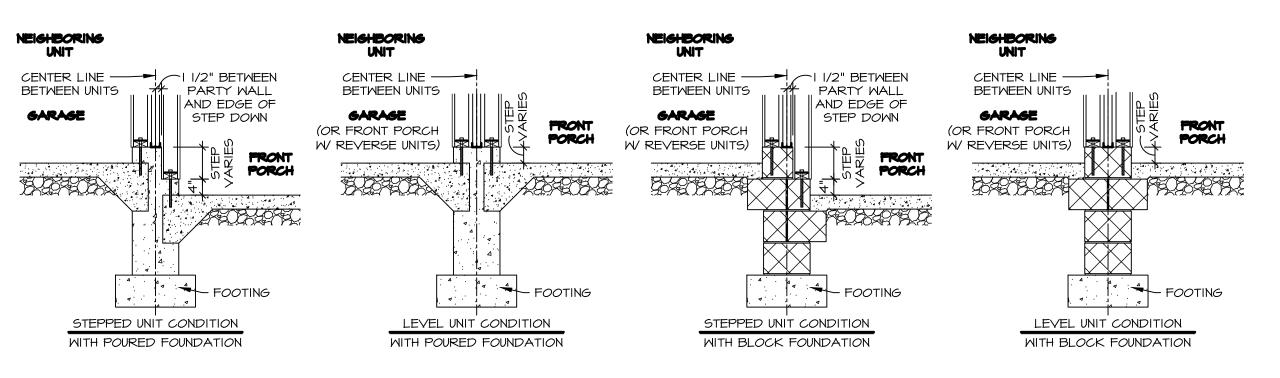
	INTERIOR	INTERIOR TRIM - IT				
SPECIFICATION	MOULDING	MOULDING PROFILE	LOCATION	OPTIONS		
	STANDARD CASING	MM-376 (2 1/4")	THROUGHOUT	STD		
	STANDARD BASE	MM-623 (3 1/4")	THROUGHOUT	STD		
NVR SPECIFICATIONS (SZB)	OGEE	WM-167	STAIRS, CAPPED WALLS	STD		
	I - PIECE CROWN MOULDING	MM-47 (4 5/8")	DINING ROOM, FOYER, 2ND FLOOR HALL	TBA		













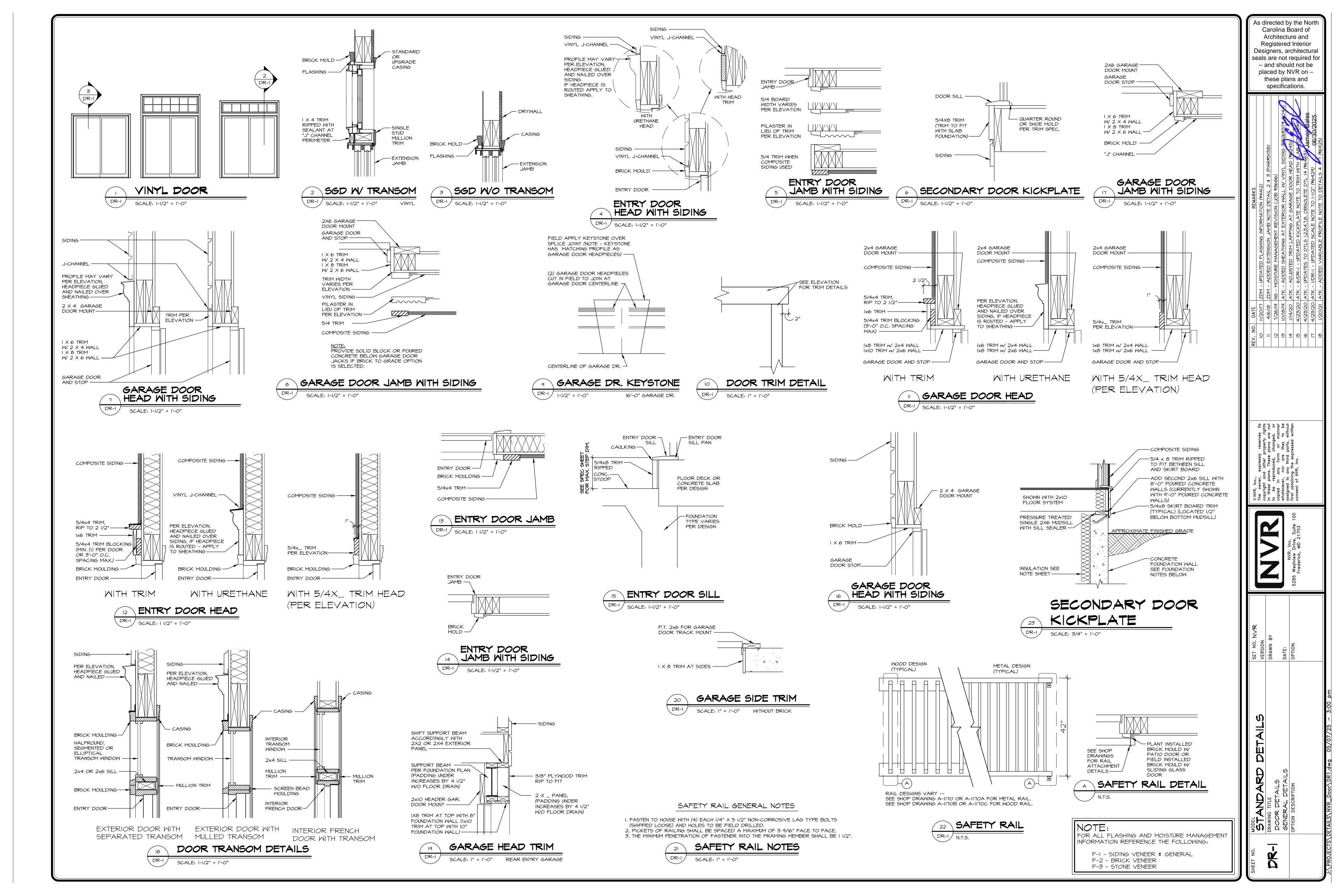
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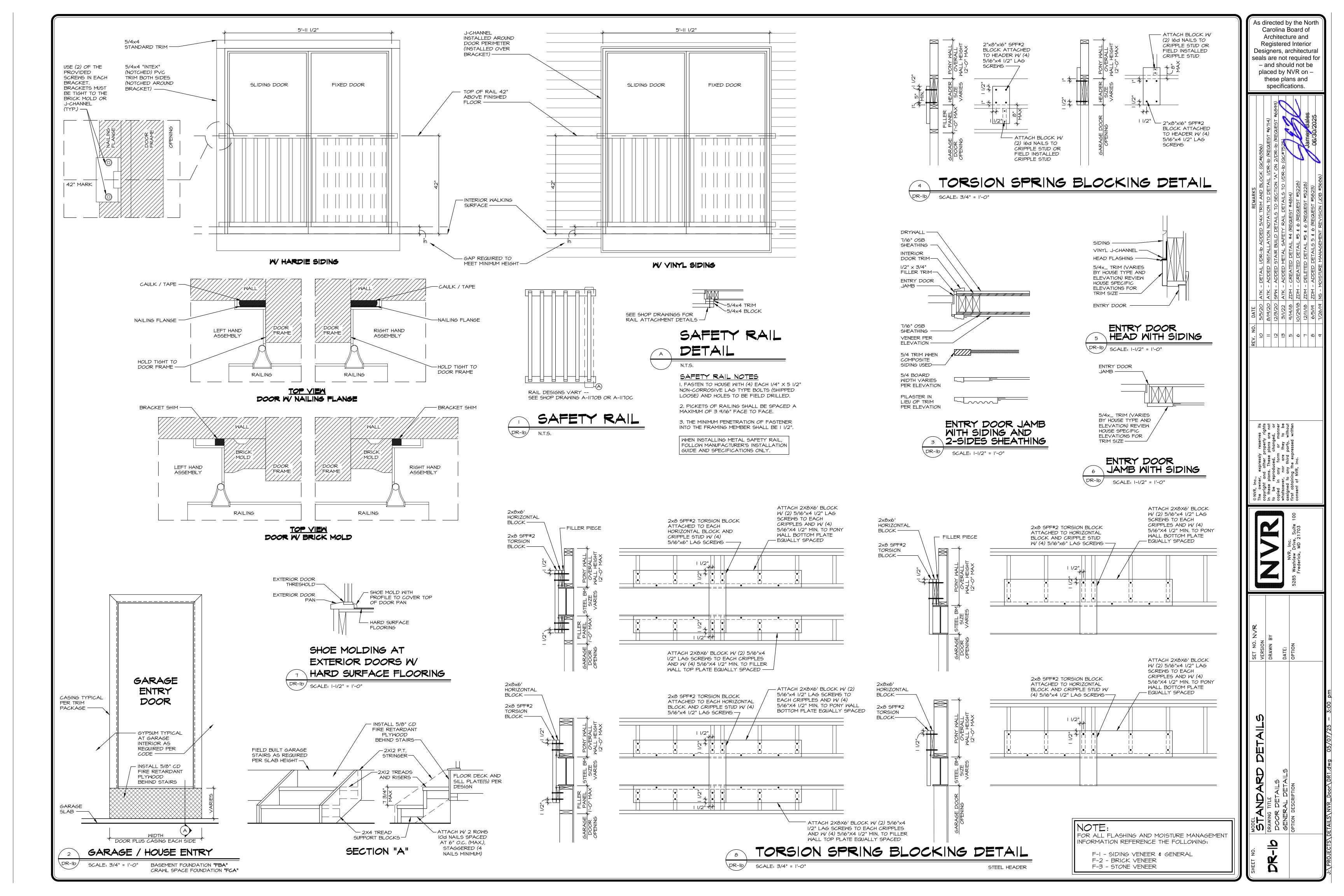
FOR ALL FLASHING AND MOISTURE MANAGEMENT INFORMATION REFERENCE THE FOLLOWING:

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

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90 MINUTE DOOR (PER LOCAL CODES)

B-LABELED 90-MINUTE FIRE DOOR AND STEEL FRAMES SPECIFICATIONS

FIRE DOORS: EMBOSED AND FLUSH STYLES CARRY THE 90-MINUTE B-LABEL FIRE RATING. GALVANIZED STEEL FACE PANELS WITH FORMED EDGES ALSO COVER THE STILES AND INTERLOCK ALONG THE VERTICAL STRIKE EDGE. CORE IS FOAMED IN PLACE WHICH FILLS THE ENTIRE AREA AND BONDS THE STILES, RAILS AND FACES INTO A SOLID PANEL. DOORS ARE PREPARED FOR THREE THERMA-TRU 4" X 4" HINGES (P.I.) PUNCHED. DOORS ARE PRIMED TO ACCEPT FINISH PAINT, AND ARE AVAILABLE IN 2'8" AND 3'0" WIDTHS BY 6'8" HEIGHTS, ALL FIRE DOORS CARRY A CERTIFIED, SEQUENTIALLY NUMBERED 90-MINUTE LABEL PER ASTM E-152.

FRAMES: EXPANDABLE STEEL FRAMES - THROAT OPENINGS FOR SINGLE AND DOUBLE-DOOR APPLICATIONS. THROAT EXPANDS FROM 4 3/4" TO 7 1/8". 18-GAGUE GALVANIZED STEEL. EXPANDABLE-PLUS STEEL FRAMES - TWO CLOSURE SECTIONS AVAILABLE FOR THROAT EXPANSIONS FROM 4 1/2" TO 6 3/4" AND 6 1/4" TO 9". 20-GAGUE GALVANIZED STEEL. ALL FRAMES REINFORCED AT HINGES AND STRIKE. PREPPED FOR 4" X4" HINGES. FIRE-RATED COMPRESSION WEATHERSTRIP ALL FRAMES CARRY A CERTIFIED SEQUENTIALLY NUMBERED LABEL AS PER ASTM E-152.

FIRE-RATING PERFORMANCE STANDARDS: SINCE FIRE AND BUILDING CODES VARY THROUGHOUT THE COUNTRY, THE CODES OF LOCAL AUTHORITIES SHALL HAVE JURISDICTION AND MUST BE CONFORMED TO. CONSULT ASTM E-152 FOR FURTHER INFORMATION ON TESTING PROCEDURES AND STANDARDS AND THEIR MEANING. MODIFICATION OF THE PRODUCTS DESCRIBED IN THIS BROCHURE WHICH CARRY THE B-LABEL FIRE RATING (DOORS AND FRAMES) MAY VOID THE B-LABEL FIRE RATING.

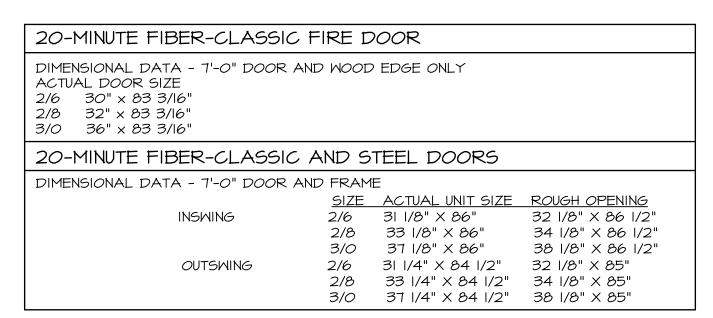
90-MINUTE B-LABEL STEEL DOOR					
DIMENSIONAL DATA - 7'-0" DOOR AND FRAME					
	SIZE	ACTUAL UNIT SIZE	ROUGH OPENING		
EXPANDABLE	2/6	34 9/16" × 86 1/4"	32 9/16" X 85 1/8"		
STEEL FRAME	2/8	36 9/16" × 86 1/4"	34 9/16" X 85 1/8"		
	3/0	40 9/16" X 86 1/4"	38 9/16" X 85 1/8"		
EXPANDABLE-PLUS	2/6	33 9/16" X 86 1/2"	31 9/16" X 85 1/4"		
STEEL FRAME	2/8	35 9/16" X 86 1/2"	33 9/16" X 85 1/4"		
	3/0	39 9/16" X 86 1/2"	37 9/16" X 85 1/4"		

PRESCRIPTIVE 20 MINUTE DOOR

FIBER-CLASSIC DOOR SPECIFICATIONS

DOORS 2'8" AND 3'0" \times 6'8" AND 7'0". DOOR PANELS WITH FORMED EDGES LOCK INTO WOOD STILES AND RAILS AND ARE BOUNDED BY A FOAMED-IN-PLACE POLYURETHANE CORE. ENTIRE UNIT IS READY TO ACCEPT FINISH OR STAIN.

SYSTEM: 4 1/8" JAMBS OR 6 3/4" JAMBS WHICH INTERLOCK INTO THE HEAD AND SILL. SILL COMBINED WITH SELF-SEALING SILL AND DOOR BOTTOM COMPLETES THE ENTRANCE SEALS. ARCTIC WEATHERSTRIP MECHANICALLY FASTENED IN FRAME ON HINGE, LOCK AND HEAD. NEITHER ARE NEEDED ON INTERIOR APPLICATIONS.



FOR MORE INFORMATION, CALL US TODAY

IF YOU NEED TO KNOW MORE ABOUT OUR FIBER-CLASSIC OR STEEL FIRE RATED DOORS, CALL 1-419-537-1931. OR WRITE, THERMA-TRU CORP., 2806 NORTH REYNOLDS ROAD, TOLEDO, OHIO 43615



PAPER TEARS AND CURLS, USE PROFORM QUICK SET OVER THE AREA TO SMOOTH OUT AND FLATTEN SURFACE. FILL GAPS (>1/4") AND HOLES.

FOR PATCH AREAS, FILL VOIDS WITH QUICK SET. APPLY I" LINER RIPS OR I/2" TYPE C OVER PATCH. PATCH AREAS TO EXTEND 3" BEYOND CUTS AND ALL DIRECTIONS, AND MUST EXTEND TO STUD, WHERE THE PATCH BOARD WILL BE SCREW-ATTACHED INTO STUD.

-(I) 5/8" TYPE "X" COMMON WALLS AND WALLS SUPPORTING GYPSUM WALLBOARD PROTECTED FLOOR/CEILING ABOVE 2x4 STUDS AT 16" O.C. One hour rated interior bearing wall - (1) layer 5/8" type "x" gypsum wall board on each side of 2x4 studs at 16" o.c. Wall board nailed 7" o.c. w/ 6d - 1 7/8" long cement coated nails. -(I) 5/8" TYPE "X" GYPSUM WALLBOARD PER: U305 (I-Hour) FLOOR SYSTEM OR TRUSSES ABOVE GARAGE CEILING (2) LAYERS 5/8" TYPE "X" GYPSUM BD. BASE LAYER FASTENED WITH I 1/4" TYPE ___ W OR S DRYWALL SCREWS AT 12" O.C. AND FACE LAYER FASTENED WITH I 7/8" TYPE W OR S DRYWALL SCREWS AT 12" O.C. BASE AND FACE LAYER JOINTS SHALL BE OFFSET 24" -PER: GA FILE NO. FC 5406 FLOOR SYSTEM ABOVE -STEEL BEAM -STEEL BEAM (2) LAYERS 5/8" TYPE "X" GYPSUM BD. BEAM BOX FRAMING -PER: GA FILE NO. FC 5406

> I-HOUR RATED GARAGE SEPARATION (IF REQUIRED PER LOCAL CODES) SCALE: 1/4" = 1'-0"

COMMON WALLS AND WALLS SUPPORTING PROTECTED FLOOR/CEILING ABOVE 2x4 STUDS AT 16" O.C. -(I) 1/2" GYPSUM **WALLBOARD** ______ FLOOR SYSTEM ABOVE -GARAGE CEILING WITH FULL OR PARTIAL (I) LAYER 5/8" TYPE "X" CONDITIONED SPACE ABOVE GYPSUM BD. -______ ______ FLOOR SYSTEM ABOVE GARAGE CEILING WITH NO CONDITIONED (I) LAYER 1/2" SPACE ABOVE GYPSUM BD. -FLOOR SYSTEM ABOVE -STEEL BEAM ______ (I) LAYER 5/8" TYPE "X" GYPSUM BD. (I) LAYERS 5/8" TYPE "X" GYPSUM BD. BEAM BOX FRAMING -

> MODEL CODE PRESCRIPTIVE GARAGE SEPARATION SCALE: 1/4" = 1'-0"

FOR ALL FLASHING AND MOISTURE MANAGEMENT INFORMATION REFERENCE THE FOLLOWING:

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

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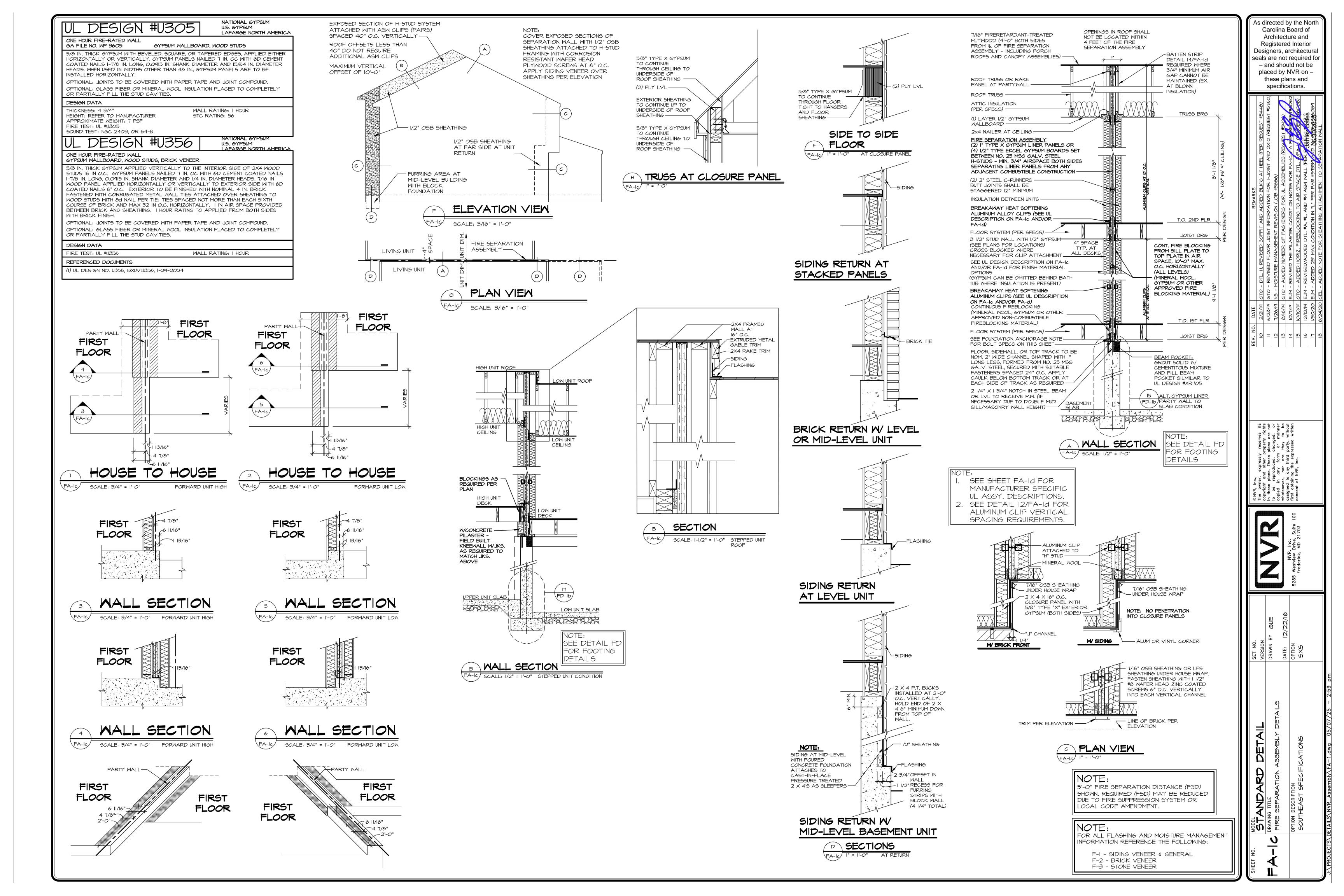
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5'-0" FIRE SEPARATION DISTANCE (FSD) SHOWN. REQUIRED (FSD) MAY BE REDUCED DUE TO FIRE SUPPRESSION SYSTEM OR LOCAL CODE AMENDMENT.



DESIGN #U336 USG BUILDING SYSTEMS TWO HOUR FIRE-RATED WALL DESCRIPTIONS ASW 1000 GYPSUM WALLBOARD. METAL H STUDS AT UNIT SEPARATION WALL: (2) LAYERS I" THICK, 24" WIDE, PROPRIETARY TYPE SLX GYPSUN LINER PANELS INSERTED BETWEEN NO. 25 MSG GALV. STEEL "H" STUDS SPACED 24 O.C., STEEL STUDS SHALL BE 2" DEPTH WITH I-3/8" FLANGE WIDTH, HORIZONTAI RUNNERS SHALL BE INSTALLED AT FLOOR, SIDE WALL, AND CEILING LOCATIONS AND CONSIST OF 2" WIDE NO. 25 MSG GALV. STEEL CHANNELS WITH I" LEGS SECURED WITH SUITABLE FASTENERS SPACED 24" O.C.

PROTECTED WALL: (BEARING OR NONBEARING) A 3/4" MINIMUM AIR SPACE MUST B MAINTAINED BETWEEN STEEL COMPONENTS AND ADJACENT WOOD FRAMING. WOOD FRAMING SHALL CONSIST OF NOMINAL 2" X 4" STUDS WITH MAX. SPACING 24" O.C COVERED WITH MIN. I/2" THICK GYPSUM WALLBOARD (CLASSIFIED OR UNCLASSIFIED, SECURED BY 1-1/4" STEEL DRYWALL SCREWS SPACED 8" O.C. OPTIONAL: JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. SCREW HEADS COVERED WITH

ATTACHMENT CLIPS: BREAKAWAY HEAT SOFTENING ALUMINUM ALLOY CLIPS (.063" THICK ALUMINUM ANGLE, 2" WIDE WITH 2" AND 2-1/4" LEGS) SHALL BE SECURED INTO BOTH SIDES OF EACH VERTICAL METAL STUD WITH (2) 3/8" TYPE S SCREWS TO "H STUDS AND (I) I-I/4" TYPE W SCREWS TO WOOD FRAMING THROUGH PROVIDED HOLES IN THE CLIP, WHERE NECESSARY, WOOD FRAMING SHALL BE CROSS-BRACED AT MID-HEIGHT FOR CLIP ATTACHMENT. VERTICAL CLIP PLACEMENT BETWEEN "H" STUDS AND WOOD FRAMING SHALL BE AS FOLLOWS:

(A): SEPARATION WALLS UP TO 23'-O" HIGH - CLIPS SHALL BE SPACED A MAX. IO (B): SEPARATION WALLS UP TO 44'-O" HIGH - CLIPS SHALL BE SPACED AS DESCRIBED IN (A) FOR THE TOP 24' AND AT A MAX OF 5' O.C. VERTICALLY FOR THE

REMAINING WALL BELOW. <u>(C):</u> SEPARATION WALLS UP TO 66'-O" HIGH - CLIPS SHALL BE SPACED A: DESCRIBED IN (A) FOR THE TOP 24', AS DESCRIBED IN (B) FOR THE NEXT 20' BELOW AND AT A MAX OF 40" O.C. VERTICALLY FOR THE REMAINING WALL BELOW. SOUND TESTING: SOUND TESTING BASED ON 2" X 4" STUD WALL FACED WITH 1/2 REGULAR GYPSUM WALLBOARD ON EACH SIDE OF SEPARATION WALL ASSEMBLY FOR A MINIMUM II-I/2" TOTAL THICKNESS. STUD CAVITIES ARE INSULATED WITH 3" GLASS FIBER BATT ON (I) OR (2) SIDES. SEE DESIGN DATA BELOW FOR STC RATINGS. <u>CAULKING AND SEALANTS:</u> INTENDED FOR USE AS AN AIR BARRIER - NOT EVALUATED AS FIREBLOCKING - A BEAD OF SEALANT APPLIED AROUND THE PARTITIOI PERIMETER IN THE 3/4 IN. AIR SPACE BETWEEN PROTECTED WALL AND SEPARATION WALL TO CREATE AN AIR BARRIER. GREAT STUFF GAPS AND CRACKS, GREAT STUFF

DESIGN DATA

THICKNESS (FIRE): 3-1/2" MINIMUM THICKNESS (SOUND): II-I/2" MINIMUM HEIGHT: 66'-0" MAXIMUM APPROXIMATE WEIGHT: 9 PSF WALL RATING: 2 HOUR FINISH RATING: 120 MIN

FIRE TEST: UL R1319, 89NK28786, 5-14-90 SOUND TEST: RAL-TL-88-351 (INSUL. (1) SIDE) SOUND TEST: RAL-TL-88-350 (INSUL. (2) SIDES) STC RATING: 57 WITH INSUL. (1) SIDE STC RATING: 60 WITH INSUL. (2) SIDES

REFERENCED DOCUMENTS

PRO GAPS AND CRACKS

1) UL DESIGN NO. U336, BXUV.U336, 10-27-2010 (2) GA-600-2012 FIRE RESISTANCE DESIGN MANUAL, GA FILE NO. ASW 1000

(3) USG AREA SEPARATION WALL SYSTEMS BROCHURE - SA925/REV. 4-10

NATIONAL GYPSUM

TWO HOUR FIRE-RATED WALL DESCRIPTIONS ASW 0998 GYPSUM WALLBOARD. METAL H STUDS AT UNIT

<u>SEPARATION WALL:</u> (2) LAYERS I" THICK, 24" WIDE, PROPRIETARY TYPE FSW, FSW-B OR FSM-7 GYPSUM LINER PANELS INSERTED BETWEEN NO. 25 MSG GALV. STEEL " STUDS SPACED 24" O.C., STEEL STUDS SHALL BE 2" DEPTH WITH I-3/8" FLANGE WIDTH HORIZONTAL RUNNERS SHALL BE INSTALLED AT FLOOR, SIDE WALL, AND CEILING LOCATIONS AND CONSIST OF 2" WIDE NO. 25 MSG GALV. STEEL CHANNELS WITH I LEGS SECURED WITH SUITABLE FASTENERS SPACED 24" O.C

MAINTAINED BETWEEN STEEL COMPONENTS AND ADJACENT WOOD FRAMING. WOOD FRAMING SHALL CONSIST OF NOMINAL 2" X 4" STUDS WITH MAX. SPACING 24" O.C COVERED WITH MIN. 1/2" THICK GYPSUM WALLBOARD (CLASSIFIED OR UNCLASSIFIED) SECURED BY 1-1/4" STEEL DRYWALL SCREWS SPACED 12" O.C. ALTERNATIVELY: (BEARING OR NONBEARING) MINIMUM 5/8" THICK, MINIMUM 6" WIDE

PROTECTED WALL: (BEARING OR NONBEARING) A 3/4" MINIMUM AIR SPACE MUST BE

BATTEN STRIPS, APPLIED ON BOTH SIDES OF STEEL STUDS AND HORIZONTAL BACK TO BACK STEEL TRACK. MINIMUM 5/8" THICK, MINIMUM 3" WIDE BATTEN STRIPS APPLIED TO BOTH SIDES OF SINGLE STEEL TRACK AT PERIMETER OF ASSEMBL' BATTEN STRIPS SECURED TO STUDS WITH I-1/4" LONG TYPE S STEEL SCREWS SPACED 12" O.C. BATTEN JOINTS SHALL BE BUTTED TIGHT TO FORM A CLOSED JOINT. AS AN OPTION. ENTIRE SHEET OF GYPSUM BOARD MAY BE USED IN LIEU OF THE BATTENS. NOTE: SEE FULL U347 DESIGN FOR ALT. WOOD FRAMING COVERINGS.

<u>OPTIONAL:</u> JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. SCREW HEADS COVERED WITH JOINT COMPOUND.

<u> ATTACHMENT CLIPS:</u> BREAKAWAY HEAT SOFTENING ALUMINUM ALLOY CLIPS (.049 THICK ALUMINUM ANGLE, 2" MIDE WITH 2" AND 2-1/2" LEGS) SHALL BE SECURED INTO BOTH SIDES OF EACH VERTICAL METAL STUD WITH (2) 3/8" TYPE 5 SCREWS TO "H" STUDS AND (1) 1-1/4" SCREWS TO WOOD FRAMING THROUGH PROVIDED HOLES IN THE CLIP. WHERE NECESSARY, WOOD FRAMING SHALL BE CROSS-BRACED AT MID-HEIGHT FOR CLIP ATTACHMENT. VERTICAL CLIP PLACEMENT BETWEEN "H" STUDS AND WOOD FRAMING SHALL BE AS FOLLOWS:

(A): SEPARATION WALLS UP TO 23'-O" HIGH - CLIPS SHALL BE SPACED A MAX. IO (B): SEPARATION WALLS UP TO 54'-O" HIGH - CLIPS SHALL BE SPACED AS

DESCRIBED IN (A) FOR THE TOP 24' AND AT A MAX OF 5' O.C. VERTICALLY FOR THE REMAINING WALL BELOW. <u>5):</u> SEPARATION WALLS UP TO 66'-O" HIGH - CLIPS SHALL BE SPACED A DESCRIBED IN (A) FOR THE TOP 24', AS DESCRIBED IN (B) FOR THE NEXT 30' BELOW, AND AT A MAX OF 39" O.C. VERTICALLY FOR THE REMAINING WALL BELOW.

SOUND TESTING: SOUND TESTING BASED ON 2" X 4" STUD WALL FACED WITH 1/2" REGULAR GYPSUM WALLBOARD ON EACH SIDE OF SEPARATION WALL ASSEMBLY FOR A MINIMUM II-I/2" TOTAL THICKNESS. STUD CAVITIES ARE INSULATED WITH 3-I/2" GLASS FIBER ON (I) OR (2) SIDES. SEE DESIGN DATA BELOW FOR STC RATINGS. NOTE: SEE FULL U347 DESIGN FOR ADDITIONAL STC RATING CONFIGURATIONS. CAULKING AND SEALANTS: INTENDED FOR USE AS AN AIR BARRIER - NOT EVALUATED

AS FIREBLOCKING - A BEAD OF SEALANT APPLIED AROUND THE PARTITION PERIMETER IN THE 3/4 IN. AIR SPACE BETWEEN PROTECTED WALL AND SEPARATION WALL TO CREATE AN AIR BARRIER. GREAT STUFF GAPS AND CRACKS, GREAT STUFF PRO GAPS AND CRACKS

THICKNESS (FIRE): 3-1/2" MINIMUM THICKNESS (SOUND): II-I/2" MINIMUM HEIGHT: 66'-0" MAXIMUM APPROXIMATE WEIGHT: 9 PSF WALL RATING: 2 HOUR FINISH RATING: 120 MIN

FIRE TEST: UL R3501, 92NK28896, 6-7-93 SOUND TEST: NGC-2824 (INSUL. (I) SIDE) SOUND TEST: RAL-TL-05-199 (INSUL. (2) SIDES) STC RATING: 55 WITH INSUL. (1) SIDE STC RATING: 61 WITH INSUL. (2) SIDES

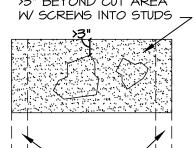
REFERENCED DOCUMENTS

ÍI) UL DESIGN NO. U347, BXUV.U347, 5-30-2022

(2) GA-600-2018 FIRE RESISTANCE DESIGN MANUAL, GA FILE NO. ASW 0998 (3) NATIONAL GYPSUM CONSTRUCTION GUIDE - 14TH EDITION, REV. 7/17

PARTYWALL DRYWALL (ASW) REPAIR I. PAPER TEARS AND CURLS: USE PROFORM QUICKSET TO SMOOTH OUT AND FLATTEN SURFACES. 2. PATCHING: FILL VOIDS WITH QUICKSET

INSTALL STUD TO STUD WITH I" LINER RIPS OR 1/2" TYPE C DRYWALL >3" BEYOND CUT AREA W/ SCREWS INTO STUDS -



PARTYWALL REPAIR FA-Id SCALE: NOT TO SCALE

DESIGN #U373

TWO HOUR FIRE-RATED WALL DESCRIPTIONS ASW 1002 GYPSUM WALLBOARD. METAL H STUDS AT UNIT

SEPARATION WALL: (2) LAYERS I" THICK, 24" WIDE, SOLID TYPE M2TECH OF GLASSROC SHAFTLINER GYPSUM PANELS INSERTED BETWEEN NO. 25 MSG GAL STEEL "H" STUDS SPACED 24" O.C., STEEL STUDS SHALL BE 2" DEPTH WITH I-3/8 FLANGE WIDTH. HORIZONTAL RUNNERS SHALL BE INSTALLED AT FLOOR, SIDE WALI AND CEILING LOCATIONS AND CONSIST OF 2" WIDE NO. 25 MSG GALV. STEE CHANNELS WITH I" LEGS SECURED WITH SUITABLE FASTENERS SPACED 24" O.C.

<u> PROTECTED WALL: (BEARING OR NONBEARING) A 3/4" MINIMUM AIR SPACE MUST B</u> MAINTAINED BETWEEN STEEL COMPONENTS AND ADJACENT WOOD FRAMING. WOOD FRAMING SHALL CONSIST OF NOMINAL 2" X 4" STUDS WITH MAX. SPACING 24" O.C COVERED WITH MIN. 1/2" THICK GYPSUM WALLBOARD (CLASSIFIED OR UNCLASSIFIED. SECURED BY 1-1/4" STEEL DRYWALL NAILS SPACED 8" O.C. JOINTS AND FASTENER!

FINISHED WITH CERTAINTEED FINISHING SYSTEM OR EQUIVALENT <u> ATTACHMENT CLIPS:</u> BREAKAWAY HEAT SOFTENING ALUMINUM ALLOY CLIPS (.063 IHICK ALUMINUM ANGLE, 2" WIDE WITH 2" AND 2-1/4" LEGS) SHALL BE SECURED INTC BOTH SIDES OF EACH VERTICAL METAL STUD WITH (2) 3/8" TYPE S SCREWS TO "H 5TUDS AND (I) I-I/4" TYPE W SCREWS TO WOOD FRAMING THROUGH PROVIDED HOLES N THE CLIP. WHERE NECESSARY, WOOD FRAMING SHALL BE CROSS-BRACED A MID-HEIGHT FOR CLIP ATTACHMENT. VERTICAL CLIP PLACEMENT BETWEEN "H" STUDS AND WOOD FRAMING SHALL BE AS FOLLOWS:

<u>'A):</u> SEPARATION WALLS UP TO 23'-O" HIGH - CLIPS SHALL BE SPACED A MAX. I <u>(B):</u> SEPARATION WALLS UP TO 44'-O" HIGH - CLIPS SHALL BE SPACED AS DESCRIBED IN (A) FOR THE TOP 24' AND AT A MAX OF 5' O.C. VERTICALLY FOR THE REMAINING WALL BELOW.

<u>50UND TESTING:</u> SOUND TESTING BASED ON 2" X 4" STUD WALL FACED WITH 1/2 REGULAR GYPSUM WALLBOARD ON EACH SIDE OF SEPARATION WALL ASSEMBLY FOR A MINIMUM II-I/2" TOTAL THICKNESS. STUD CAVITIES ARE INSULATED WITH 3-I/2" GLASS FIBER ON (1) OR (2) SIDES. SEE DESIGN DATA BELOW FOR STC RATINGS. <u>CAULKING AND SEALANTS:</u> INTENDED FOR USE AS AN AIR BARRIER - NOT EVALUATE AS FIREBLOCKING - A BEAD OF SEALANT APPLIED AROUND THE PARTITION PERIMETER IN THE 3/4 IN. AIR SPACE BETWEEN PROTECTED WALL AND SEPARATION WALL TO CREATE AN AIR BARRIER. GREAT STUFF GAPS AND CRACKS, GREAT STUF

DESIGN DATA THICKNESS (FIRE): 3-1/2" MINIMUM FIRE TEST: UL U373 ULC M312, MHI GP/MA 120-0 THICKNESS (SOUND): II-I/2" MINIMUM HEIGHT: 44'-0" MAXIMUM

SOUND TEST: RAL-TLIO-290 STC RATING: 55-59 APPROXIMATE WEIGHT: 9 PSF WALL RATING: 2 HOUR

REFERENCED DOCUMENTS

PRO GAPS AND CRACKS

FINISH RATING: 120 MIN.

(I) UL DESIGN NO. U373, BXUV.U373, 8-19-2008 (2) GA-600-2018 FIRE RESISTANCE DESIGN MANUAL, GA FILE NO. ASW 1002

CERTAINTEED

GEORGIA PACIFIC

UL DESIGN #V344

GYPSUM WALLBOARD. METAL H STUDS AT UNIT

SUITABLE FASTENERS SPACED 24" O.C.

AND WOOD FRAMING SHALL BE AS FOLLOWS:

O.C. VERTICALLY.

REMAINING WALL BELOW.

PRO GAPS AND CRACKS

HEIGHT: 66'-O" MAXIMUM

FINISH RATING: 150 MIN.

REFERENCED DOCUMENTS

WALL RATING: 2 1/2 HOUR

APPROXIMATE WEIGHT: 9 PSF

THICKNESS (FIRE): 3-1/2" MINIMUM

(I) UL DESIGN NO. V344, BXUV.V344, 02-04-2022

14 PLAN VIEW

FA-Id SCALE: 6" = 1'-0"

DESIGN DATA

TWO AND HALF HOUR FIRE-RATED WALL DESCRIPTIONS

FINISHED WITH CERTAINTEED FINISHING SYSTEM OR EQUIVALENT.

SEPARATION WALL: (4) LAYERS 1/2" THICK, 24" WIDE, SOLID TYPE EKCEL GYPSUI

BOARDS INSERTED BETWEEN NO. 25 MSG GALV. STEEL "H" STUDS SPACED 48" O.C

STEEL STUDS SHALL BE 2" DEPTH WITH I-3/8" FLANGE WIDTH. HORIZONTAL RUNNERS

SHALL BE INSTALLED AT FLOOR, SIDE WALL, AND CEILING LOCATIONS AND CONSIST

OF 2" WIDE NO. 25 MSG GALV. STEEL CHANNELS WITH I" LEGS SECURED WITH

PROTECTED WALL: (BEARING OR NONBEARING) A 3/4" MINIMUM AIR SPACE MUST BE

MAINTAINED BETWEEN STEEL COMPONENTS AND ADJACENT WOOD FRAMING. WOOD

FRAMING SHALL CONSIST OF NOMINAL 2" X 4" STUDS WITH MAX. SPACING 24" O.C

COVERED WITH MIN. 1/2" THICK GYPSUM WALLBOARD (CLASSIFIED OR UNCLASSIFIED)

SECURED BY I-I/4" STEEL DRYWALL NAILS SPACED 8" O.C. JOINTS AND FASTENERS

ATTACHMENT CLIPS: BREAKAWAY HEAT SOFTENING ALUMINUM ALLOY CLIPS (.063

THICK ALUMINUM ANGLE, 2" WIDE WITH 2" AND 2-1/4" LEGS) SHALL BE SECURED INTO

BOTH SIDES OF EACH VERTICAL METAL STUD WITH (2) 3/8" TYPE 5 SCREWS TO "H"

STUDS AND (I) I-I/4" TYPE W SCREWS TO WOOD FRAMING THROUGH PROVIDED HOLES

IN THE CLIP. WHERE NECESSARY, WOOD FRAMING SHALL BE CROSS-BRACED A

(A): SEPARATION WALLS UP TO 23'-O" HIGH - CLIPS SHALL BE SPACED A MAX. IC

(B): SEPARATION WALLS UP TO 44'-O" HIGH - CLIPS SHALL BE SPACED AS

DESCRIBED IN (A) FOR THE TOP 24' AND AT A MAX OF 5' O.C. VERTICALLY FOR THE

(C): SEPARATION WALLS UP TO 66'-O" HIGH - CLIPS SHALL BE SPACED AS

DESCRIBED IN (A) FOR THE TOP 24' AS DESCRIBED IN (B) FOR THE NEXT 20' BELOW

SOUND TESTING: SOUND TESTING BASED ON 2" X 4" STUD WALL FACED WITH I/2"

REGULAR GYPSUM WALLBOARD ON EACH SIDE OF SEPARATION WALL ASSEMBLY FOR

A MINIMUM II-I/2" TOTAL THICKNESS. STUD CAVITIES ARE INSULATED WITH 3-I/2"

CAULKING AND SEALANTS: INTENDED FOR USE AS AN AIR BARRIER - NOT EVALUATED

AS FIREBLOCKING - A BEAD OF SEALANT APPLIED AROUND THE PARTITION

PERIMETER IN THE 3/4 IN. AIR SPACE BETWEEN PROTECTED WALL AND SEPARATION

WALL TO CREATE AN AIR BARRIER, GREAT STUFF GAPS AND CRACKS, GREAT STUFF

FIRE TEST: UL V344

STC RATING: 64

GLASS FIBER ON (I) OR (2) SIDES. SEE DESIGN DATA BELOW FOR STC RATINGS.

AND AT A MAX OF 40" O.C. VERTICALLY FOR THE REMAINING WALL BELOW.

THICKNESS (SOUND): II-I/2" MINIMUM SOUND TEST: NOAL 22-0412

MID-HEIGHT FOR CLIP ATTACHMENT. VERTICAL CLIP PLACEMENT BETWEEN "H" STUDS

AMERICAN GYPSUM

GYPSUM BATTEN STRIPS

a - MIN. 5/8" THICK, MIN.

6" WIDE, APPLIED ON

b- MIN. 5/8" THICK, MIN.

3" WIDE, APPLIED ON

a&b STRIPS SECURED

HORIZONTAL CHANNEL

WITH I-1/4" LONG TYPE

FORM A CLOSED JOINT

S STEEL SCREWS

WHEN 5/8" THICK

H-STUDS OR

SPACED 12" O.C. TO

BATTEN STRIPS ARE

APPLIED OVER THE

HORIZONTAL CHANNEL

SOFTENING ALUMINUM

SECURED INTO BOTH

WITH (2) I" TYPE S

SIDES OF EACH

OR HORIZONTAL

CHANNEL.

2" H-STUD-

DOUBLE C-TRACK

TWO LAYERS OF

SHAFTLINER-

I" FIRE-SHIELS

(BACK-TO-BACK)-

THE BREAKAWAY HEAT

ALLOY CLIPS SHALL BE

VERTICAL METAL STUD

SCREWS TO "H" STUDS

BOTH SIDES

BOTH SIDES

TO STUDS OR

TWO HOUR FIRE-RATED WALL DESCRIPTIONS ASW 0999 GYPSUM WALLBOARD. METAL H STUDS AT UNIT

<u>SEPARATION WALL:</u> (2) LAYERS I" THICK, 24" WIDE, SOLID TYPE M2TECH *O*' GLASSROC SHAFTLINER GYPSUM PANELS INSERTED BETWEEN NO. 25 MSG GAL'\ STEEL "H" STUDS SPACED 24" O.C., STEEL STUDS SHALL BE 2" DEPTH WITH I-3/8 FLANGE WIDTH. HORIZONTAL RUNNERS SHALL BE INSTALLED AT FLOOR, SIDE WALL AND CEILING LOCATIONS AND CONSIST OF 2" WIDE NO. 25 MSG GALV. STEEI CHANNELS WITH I" LEGS SECURED WITH SUITABLE FASTENERS SPACED 24" O.C. PROTECTED WALL: (BEARING OR NONBEARING) A 3/4" MINIMUM AIR SPACE MUST MAINTAINED BETWEEN STEEL COMPONENTS AND ADJACENT WOOD FRAMING. WOOD FRAMING SHALL CONSIST OF NOMINAL 2" X 4" STUDS WITH MAX. SPACING 24" O. COVERED WITH MIN. I/2" THICK GYPSUM WALLBOARD (CLASSIFIED OR UNCLASSIFIED SECURED BY 1-1/4" STEEL DRYWALL NAILS SPACED 8" O.C. JOINTS AND FASTENERS FINISHED WITH CERTAINTEED FINISHING SYSTEM OR EQUIVALENT

<u> 063) ATTACHMENT CLIPS:</u> BREAKAWAY HEAT SOFTENING ALUMINUM ALLOY CLIPS IHICK ALUMINUM ANGLE, 2" WIDE WITH 2" AND 2-1/4" LEGS) SHALL BE SECURED INTC BOTH SIDES OF EACH VERTICAL METAL STUD WITH (2) 3/8" TYPE S SCREWS TO "H STUDS AND (I) I-I/4" TYPE W SCREWS TO WOOD FRAMING THROUGH PROVIDED HOLES N THE CLIP. WHERE NECESSARY, WOOD FRAMING SHALL BE CROSS-BRACED A⁻ MID-HEIGHT FOR CLIP ATTACHMENT. VERTICAL CLIP PLACEMENT BETWEEN "H" STUDS AND WOOD FRAMING SHALL BE AS FOLLOWS:

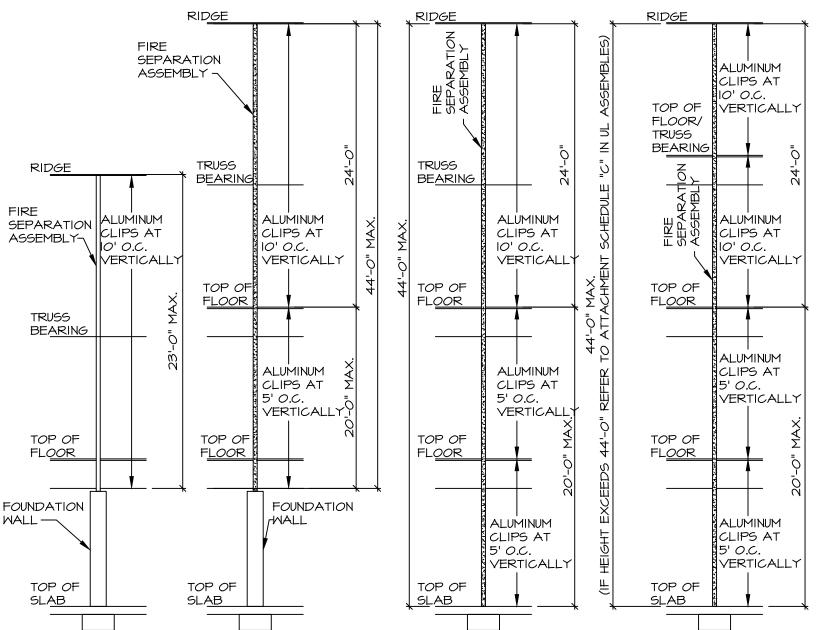
<u>(A):</u> SEPARATION WALLS UP TO 23'-O" HIGH - CLIPS SHALL BE SPACED A MAX. (B): SEPARATION WALLS UP TO 70'-O" HIGH - CLIPS SHALL BE SPACED AS DESCRIBED IN (A) FOR THE TOP 24' AND AT A MAX OF 5' O.C. VERTICALLY FOR THE

REMAINING WALL BELOW. SOUND TESTING: SOUND TESTING BASED ON 2" X 4" STUD WALL FACED WITH 1/2 REGULAR GYPSUM WALLBOARD ON EACH SIDE OF SEPARATION WALL ASSEMBLY FOF A MINIMUM II-I/2" TOTAL THICKNESS. STUD CAVITIES ARE INSULATED WITH 3-1/2 GLASS FIBER ON (I) OR (2) SIDES. SEE DESIGN DATA BELOW FOR STC RATINGS. <u>CAULKING AND SEALANTS:</u> INTENDED FOR USE AS AN AIR BARRIER - NOT EVALUATED AS FIREBLOCKING - A BEAD OF SEALANT APPLIED AROUND THE PARTITION PERIMETER IN THE 3/4 IN. AIR SPACE BETWEEN PROTECTED WALL AND SEPARATION WALL TO CREATE AN AIR BARRIER. GREAT STUFF GAPS AND CRACKS, GREAT STUFF

THICKNESS (FIRE): 3-1/2" MINIMUM FIRE TEST: UL U366 ULC M311 THICKNESS (SOUND): II-I/2" MINIMUM SOUND TEST: RAL-TL-00-177 (INSUL. (1) SIDE) HEIGHT: 70'-0" MAXIMUM SOUND TEST: NOAL 19-0709 (INSUL. (2) SIDES) APPROXIMATE WEIGHT: 9 PSF STC RATING: 57 WITH INSUL. (1) SIDE WALL RATING: 2 HOUR STC RATING: 66 WITH INSUL. (2) SIDES FINISH RATING: 120 MIN.

PRO GAPS AND CRACKS

(I) UL DESIGN NO. U366, BXUV.U366, I2-4-2020 (2) GA-600-2018 FIRE RESISTANCE DESIGN MANUAL, GA FILE NO. ASW 0999



FIRE SEPARATION ASSEMBLY I" CORE BOARD BETWEEN 1/2" TYPE X OR TYPE C GYPSUM LINER PANELS ON EACH SIDE SET BETWEEN NO. 25 MSG GALV. STEEL H-STUDS AT 24" O.C. - MIN. 3/4" AIRSPACE BOTH SIDES SEPARATING LINER PANELS FROM ANY ADJACENT COMBUSTIBLE CONSTRUCTION — FA-Id SCALE: 1/2" = 1'-0"

I-I/2" TYPE G

LAMINATING

— SCREMS —

SIDE A

- 2" C-RUNNER

FOR CONTINUITY WITH CANTILEVER

CANTILEVER STRAP

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

#U336, #U347, #U366, #U373 THIS SUBSTITUTION FOLLOWS T.Z. HARMATHY'S TEN RULES OF FIRE RESISTANCE, SPECIFICALLY RULE#I, RULE#I: THE "THERMAL" FIRE ENDURANCE OF A CONSTRUCTION CONSISTING OF A NUMBER OF THE SUM OF THE "THERMAL" FIRE ENDURANCE CHARACTERISTICS OF THE INDIVIDUAL LAYERS WHEN EXPOSED SEPARATELY TO FIRE. ALL OTHER ELEMENTS OF THESE AS IN ACCORDANCE WITH THE STANDARD FIRE ASSEMBLY WALL SECTION.

SIDE B

- 2" C-RUNNER

DIAGONAL STEEL STRAP (WBI43C) APPLIED TO EACH SIDE OF THE

WALL. ATTACHED WITH (3/8" TYPE

S PAN-HEAD SCREWS) FROM THE

BOTTOM CORNER OF THE LOWEST

(4) SCREWS TO THE TOP OF THE

PANEL AT THE C-TRACK WITH (2)

THE STRAP TO NOT EXCEED MORE

SCREWS WITH AT EACH H-STUD.

THAN A 60° ANGLE (REQUIRED

WITH >2' UP TO 3' CANTILEVER

ONLY)

| 3'-0".

STEP DOWN THE

SHAFTLINER TO

ALIGN WITH THE

BOTTOM OF THE

FLOOR FRAMING.

THE MAXIMUM LENGTH

FOR THE PARTY WALL

ASSEMBLY THAT CAN

BE CANTILEVERED IS

CANTILEVER

CANTILEVER AT THE C-TRACK WITH

LAMINATING SCREW DETAIL

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

THIS DETAIL APPLIES TO PARALLEL LAYERS IS GREATER THAN ASSEMBLIES SHALL BE CONSTRUCTED

RIMBOARD -*O*R 2XI*0* CENTERLINE OF SEPARATION ASSEMBLY-

FOUNDATION -

RIMBOARD -

CENTERLINE

SEPARATION

ASSEMBLY -

OR 2XIO

MALL ATTACHMENT DETAIL SCALE: 3/4" = 1'-0"

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

I-I/2" TYPE G LAMINATING — SCREWS — - 2" C-RUNNER / 2" C-RUNNER GA FILE NO. FC 5406 - WOOD JOISTS GA FILE NO. FC 5407 - WOOD I-JOISTS Base layer 5/8" type X gypsum wallboard applied at right angles to wood joists 24" o.c. (max.) with 1 1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X aypsum wallboard or aupsum veneer base applied at right angles to I-joists with I 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate -joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on

EXTERIOR WALL

SHEATHING (STAGGER

JOINTS ONE STUD BAY

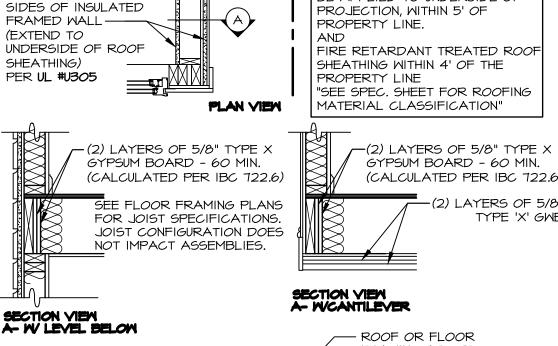
FROM GYPSUM JOINTS)

5/8" GYPSUM ON BOTH

Mood I-joists supporting I/2" wood structural panels applied at right angles to joists with 8d nails. Approx. Ceiling Weight: 5 psf FM FC 172, 2-25-72; ITS, 8-6-98 Fire Test: FULL HEIGHT BLOCKING -2X_ NAILERS ATTACHED -FROM TOP PLATE TIGHT TO TO SIDE OF TRUSSES UNDERSIDE OF ROOF AND ACROSS THE TOP SHEATHING WITHIN 5'-O" OF WITH FIELD INSTALLED PROPERTY LINE SHEATHING TO EXTEND (SEE ALTERNATE DETAIL FROM TOP PLATE TIGHT FOR HEEL HEIGHTS TO UNDERSIDE OF ROOF GREATER THAN 15 1/4") SHEATHING WITHIN 5'-O" OF PROPERTY LINE ALUM. CHANNEL AND -SOFFIT WHEN FULL HEIGHT BLOCKING IS NOT UTILIZED: WITH HEEL HEIGHT SOLID SOFFIT GREATER THAN 15 1/4" LESS THAN 15 1/4" REQUIRED WITHIN 5'-0" OF PROPERTY LINE. VENTED SOFFIT ALLOWED BEYOND 5'-0" OF PROPERTY (2) LAYERS OF 5/8" TYPE 'X' GWB — 2x_ FRAMED WALL VINYL SOFFIT WITH -CONCRETE OR CORNERSTONE SPECS 1 MASONRY SOFFIT WITH FOUNDATION WALL SOUTHEAST SPECS

5'-0" OR LESS 1

PROPERTY



- ROOF OR FLOOR FRAMING ABOVE - Ix4 BACKER AT 24" O.C ATTACHED TO TRUSSES — (2)LAYERS *O*F 5/8' SOLID VINYL SOFFIT TYPE "X" GYPSUM SECTION VIEW PORCH CEILING

WALLS PARALLEL AND WITHIN 5' OF PROPERTY LINE SCALE: 3/4" = 1'-0"

5'-0" FIRE SEPARATION DISTANCE (FSD) SHOWN. REQUIRED (FSD) MAY BE REDUCED DUE TO FIRE SUPPRESSION SYSTEM OR LOCAL CODE AMENDMENT

FOR ALL FLASHING AND MOISTURE MANAGEMENT INFORMATION REFERENCE THE FOLLOWING:

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

-FOUNDATION OR specifications. FRAMING BELOW ATTACHMENT DETAIL FASTEN RIMBOARD TO 2x6 PLATE WITH A34 FRAMING ANGLE SPACED AT 27" O.C. (MAXIMUM) -FIELD INSTALLED 2X6 TOP PLATE -BEARING WALL I-HOUR FIRE either side of end joints. Joints offset 24" from base layer joints. © NV ON The copy in to to copy wha assi (2) LAYERS 5/8" TYPE 'X' GWB TO BE APPLIED TO UNDERSIDE OF

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FASTEN RIMBOARD

TO TOP PLATE OR

MUDSILL WITH A34

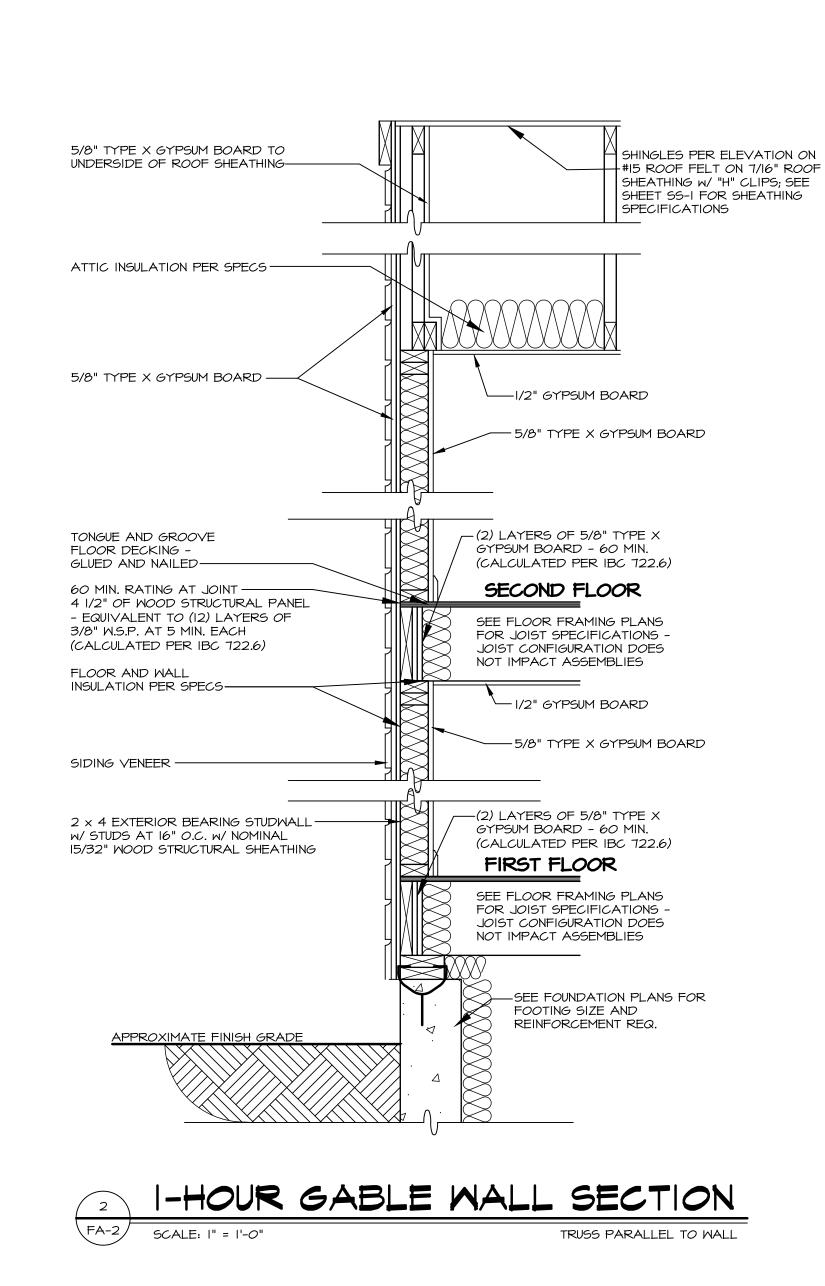
FRAMING ANGLE

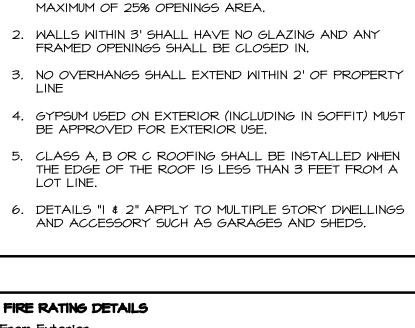
SPACED AT 27"

O.C. (MAXIMUM)

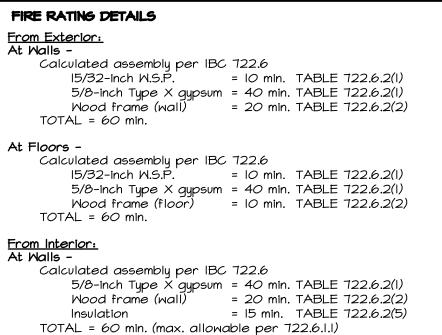
TYPE 'X' GWB

CLIP SPACING DETAIL SCALE: 1/4" = 1'-0"



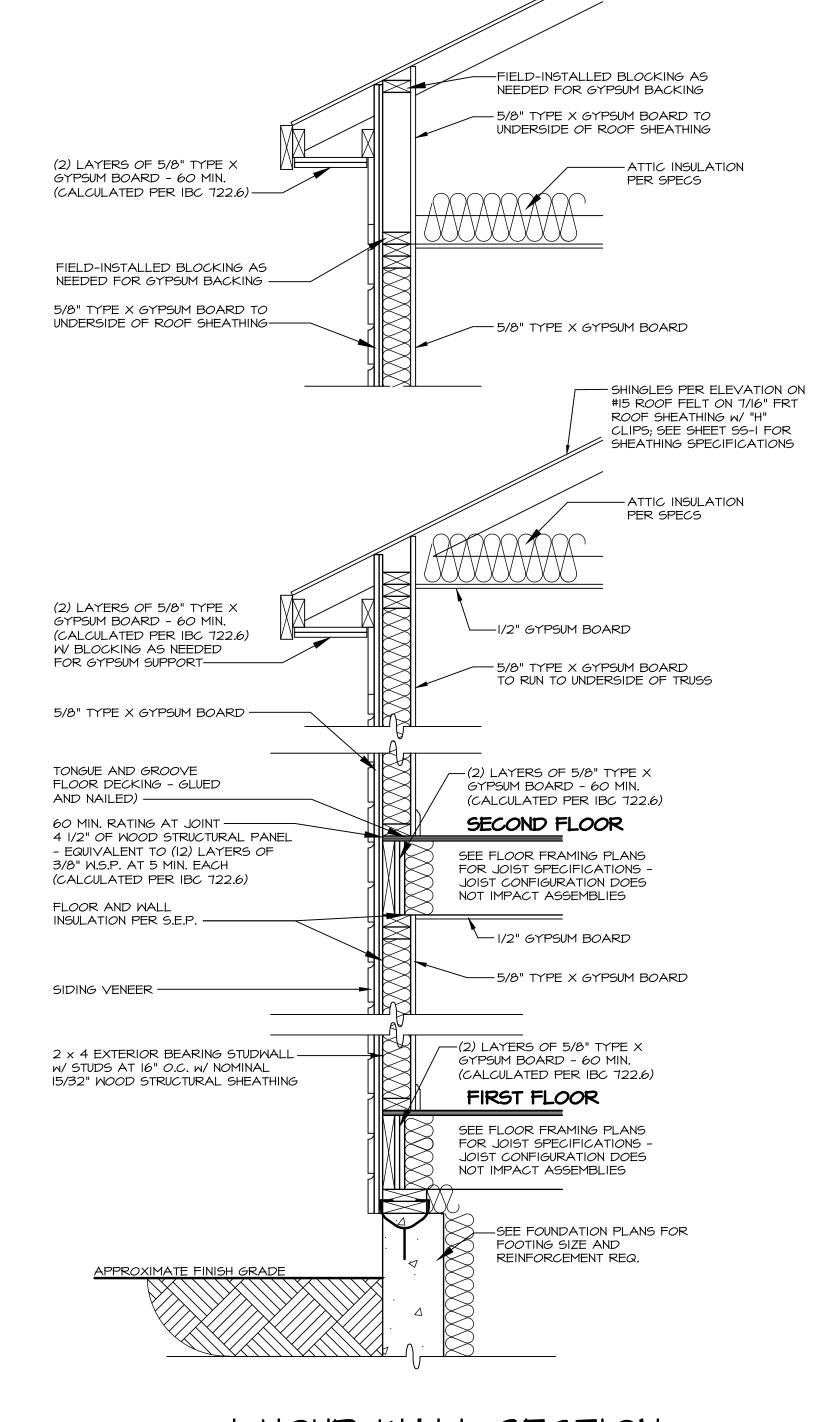


WALLS WITHIN 5' OF PROPERTY LINE SHALL HAVE A



At Floors -Calculated assembly per IBC 722.6 (2) layers 5/8-inch Type X gypsum (2) x 40 min. ea. = 80 min. TABLE 722.6.2(1) TOTAL = 60 min. (max. allowable per 722.6.l.l)

NOTE: CODE REFERENCED IS 2015 AND 2018 INTERNATIONAL BUILDING CODE (IBC). FOR 2009 IBC, CALCULATED FIRE RESISTANCE IS IN ACCORDANCE WITH SECTION 721.6.



I-HOUR WALL SECTION SCALE: |" = |'-0" TRUSS PERPENDICULAR TO WALL

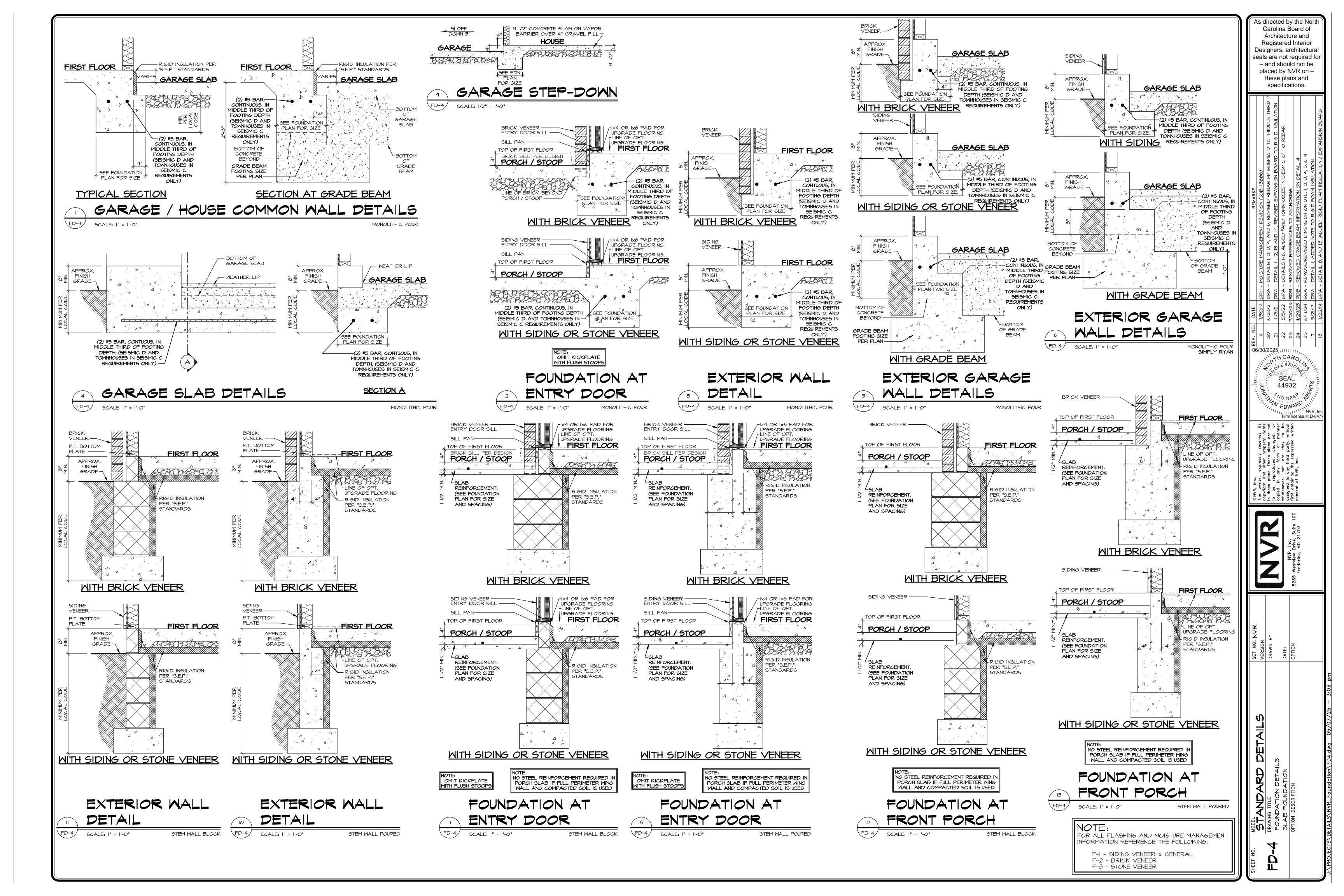
> 5'-0" FIRE SEPARATION DISTANCE (FSD) SHOWN. REQUIRED (FSD) MAY BE REDUCED DUE TO FIRE SUPPRESSION SYSTEM OR LOCAL CODE AMENDMENT.

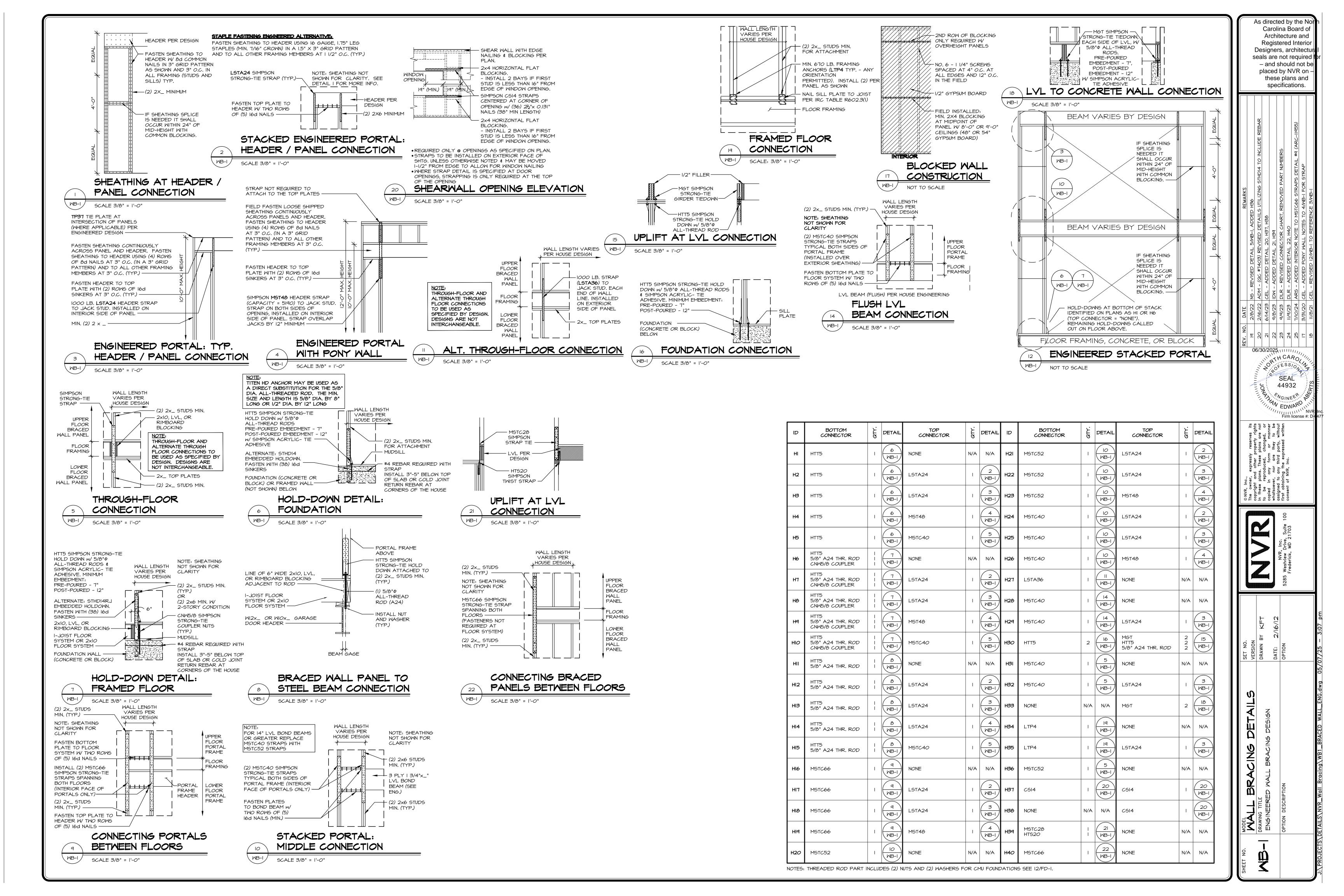
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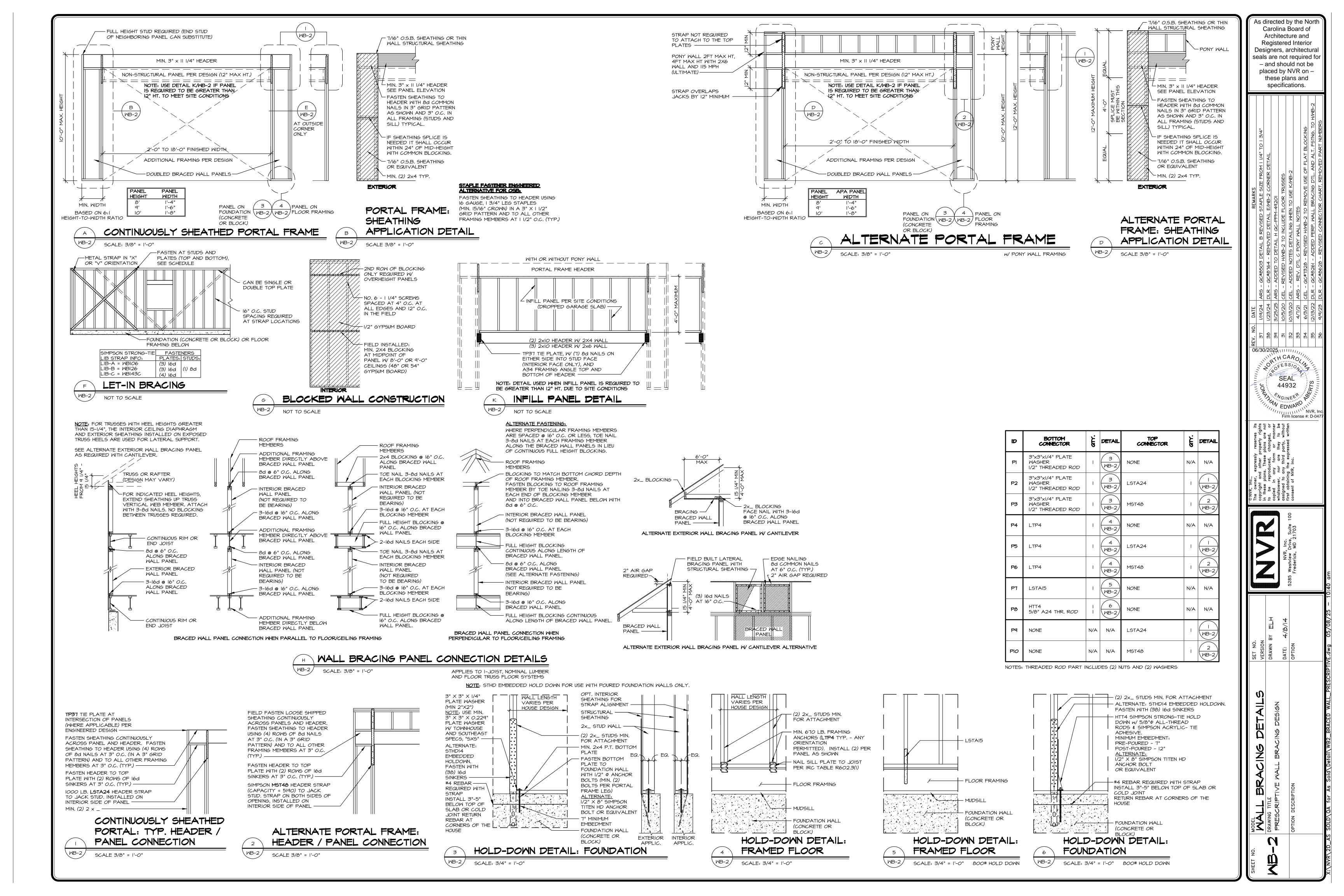
F-I - SIDING VENEER & GENERAL F-2 - BRICK VENEER F-3 - STONE VENEER

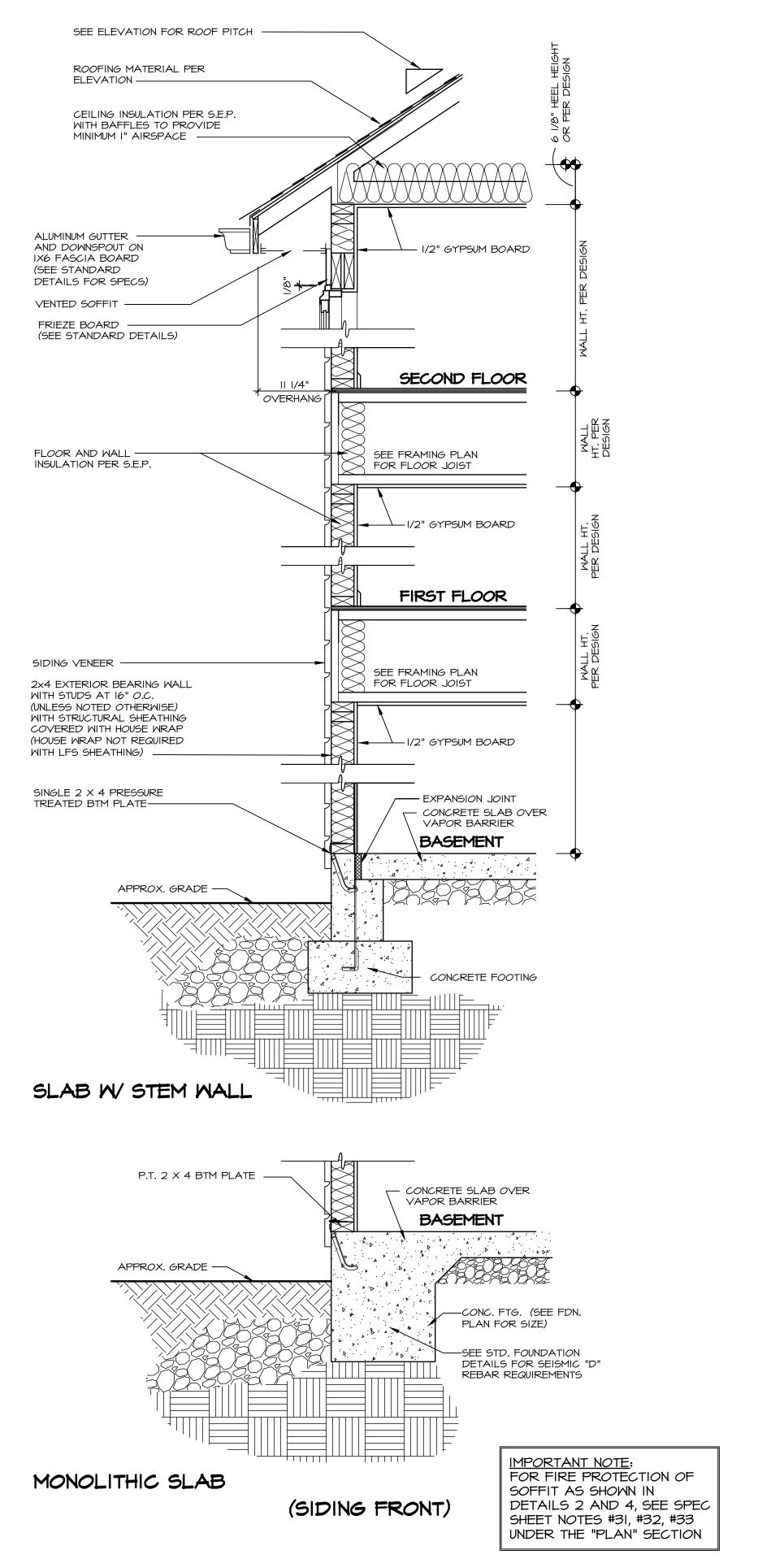
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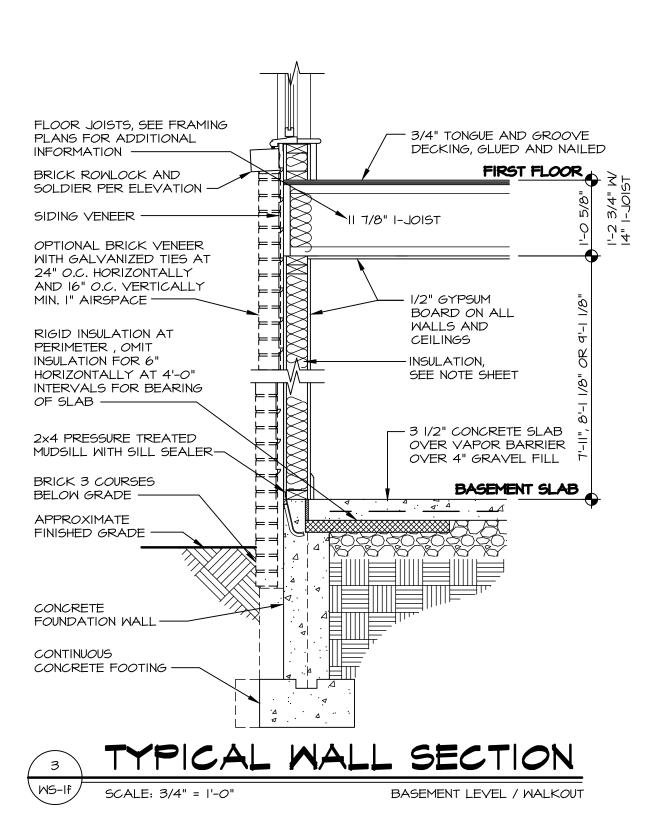




ELEVATION ---CEILING INSULATION PER S.E.P. WITH BAFFLES TO PROVIDE MINIMUM I" AIRSPACE — ALUMINUM GUTTER — AND DOWNSPOUT ON - 1/2" GYPSUM BOARD IX6 FASCIA BOARD (SEE STANDARD DETAILS FOR SPECS) VENTED SOFFIT FRIEZE BOARD -(SEE STANDARD DETAILS) SECOND FLOOR II I/4" 'OVERHANG| FLOOR AND WALL -SEE FRAMING PLAN INSULATION PER S.E.P. FOR FLOOR JOIST I/2" GYPSUM BOARD FIRST FLOOR SEE FLOOR FRAMING PLANS FOR JOIST SPECIFICATIONS P.T. 2 X 6 MUDSILL — MUDSILL ANCHOR (SEE DETAIL — SHEET FC-1, FC-2 OR FC-3 FOR - FOUNDATION DIVISION OPTION: SIZE AND SPACING) CONCRETE BLOCK ON CONTINUOUS CONCRETE FOOTING OR CONCRETE BLOCK W/ PILASTERS ON CONTINUOUS CONCRETE FOOTING OR APPROX. GRADE — POURED CONCRETE WALL ON CONTINUOUS CONCRETE FOOTING (SEE FOUNDATION PLANS) - FOUNDATION INSULATION (SEE SPECIFICATION SHEET FOR WATERPROOFING PER R-VALUE AND SEE S.E.P. DETAILS GRADE CONDITION -FOR INSTALLATION NOTES) - EXPANSION GAP - CONCRETE FOOTING — CONCRETE SLAB OVER VAPOR BARRIER BASEMENT FILTER FABRIC CONTINUOUS FOOTING DRAIN-W/ GRAVEL FILL

SEE ELEVATION FOR ROOF PITCH -

ROOFING MATERIAL PER



FULL BASEMENT DETAIL SCALE: I" = I'-O" FOUNDATION TYPE "FBA", "FTA"

WALL SECTION GENERAL NOTE:

- I. BRICK VENEER WEEP HOLES AND FLASHING SEE SPEC SHEET "FOUNDATION" SECTION NOTE #17
- 2. FOUNDATION FRAMING ANCHORS SEE SPEC SHEET "FOUNDATION" SECTION NOTE #15.

4. SEE ATTACHED LOCAL INSULATION REQUIREMENTS

3. REFER TO "INSULATION" SECTION OF SPEC SHEET

FOR R-VALUES.

SLAB DETAIL FOUNDATION TYPES "FTE", "FTD", "FTS"

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