


James Bates
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.

POPLAR

DIV--COMM--LOT--UNIT RLH-NM-1006-D		
COMM--LOT TOWNES AT NORTH MAIN - 1006D		
STREET ADDRESS -----		APT. NO. ----
CITY LILLINGTON	STATE NC	ZIP ----

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.



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

[Signature]
James Gates
06/30/2025

Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description
1	CS-1	COVERSHEET		RF-1	ROOF FRAMING DETAILS			
1.1	SS-1	SPEC. SHEET		RF-1B	ROOF FRAMING DETAILS			
2	CA-1	ROOF VENT AND VOLUME CALCULATIONS		RF-1C	ROOF FRAMING DETAILS			
2.1	NC-1	STRIP ELEVATIONS		SEP-1	STANDARD ENERGY PACKAGE DETAILS			
2.2	NC-1	STRIP FOUNDATION		SEP-2	STANDARD ENERGY PACKAGE DETAILS			
3	NC-1	FRONT AND REAR ELEVATIONS		SEP-3	STANDARD ENERGY PACKAGE DETAILS			
6	NC-3	FOUNDATION		SEP-4	STANDARD ENERGY PACKAGE DETAILS			
7	NC-3B	FOUNDATION CONTROL JOINT		ST-1	STAIR DETAILS			
8	NC-4	FOUNDATION HOLD DOWNS		WB-1	WALL BRACING DETAILS			
9	NC-5	PLUMBING		WB-2	WALL BRACING DETAILS			
10	NC-6	FIRST FLOOR PLAN		WD-1	WINDOW DETAILS			
11	NC-7	SECOND FLOOR PLAN		WD-3	WINDOW DETAILS			
12	NC-8	BUILDING SECTION		WS-1F	WALL SECTION DETAILS			
13	NC-9	BUILDING SECTION - GARAGE						
19	S-1	SECOND FLOOR FRAMING						
20	S-2	ROOF FRAMING						
22	S-4	BRACED WALL PANELS						
	AD-1	HOUSE SPECIFIC DETAILS						
	DR-1	DOOR DETAILS						
	DR-1B	DOOR DETAILS						
	DR-3	DOOR DETAILS						
	ET-1	EXTERIOR TRIM DETAILS						
	ET-1B	EXTERIOR TRIM DETAILS						
	ET-1C	EXTERIOR TRIM DETAILS						
	ET-1D	EXTERIOR TRIM DETAILS						
	ET-1E	EXTERIOR TRIM DETAILS						
	ET-1G	EXTERIOR TRIM DETAILS						
	ET-1H	EXTERIOR TRIM DETAILS						
	ET-1J	EXTERIOR TRIM DETAILS						
	ET-3	EXTERIOR TRIM DETAILS						
	F-1	FLASHING DETAILS						
	F-1B	FLASHING DETAILS						
	F-1D	FLASHING DETAILS						
	F-3	FLASHING DETAILS STONE						
	F-3B	FLASHING DETAILS STONE						
	FA-1	FIRE ASSEMBLY DETAILS						
	FA-1B	FIRE ASSEMBLY DETAILS						
	FA-1C	FIRE ASSEMBLY DETAILS						
	FA-1D	FIRE ASSEMBLY DETAILS						
	FA-2	FIRE ASSEMBLY DETAILS						
	FC-1	FRAMING/FASTENER DETAILS						
	FC-1B	FRAMING/FASTENER DETAILS						
	FC-2	FRAMING/FASTENER DETAILS						
	FC-4	FRAMING/FASTENER DETAILS						
	FC-5	FRAMING/FASTENER DETAILS						
	FD-1	FOUNDATION DETAILS						
	FD-1B	FOUNDATION DETAILS						
	FD-4	FOUNDATION DETAILS						
	FD-7	CONTROL JOINT DETAILS						
	IT-1	INTERIOR TRIM DETAILS						
	IT-1B	INTERIOR TRIM DETAILS						
	IT-1C	INTERIOR TRIM DETAILS						
	JT-1	FLOOR FRAMING DETAILS						
	JT-1B	FLOOR FRAMING DETAILS						
	JT-3	FLOOR FRAMING DETAILS						
	JT-3B	FLOOR FRAMING DETAILS						
	KT-1	KITCHEN TRIM DETAILS						
	KT-1B	KITCHEN TRIM DETAILS						

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	583 SF
	583 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	854 SF
	854 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
ONE CAR GARAGE	236 SF
	236 SF
OUTDOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR FRONT COVERED PORCH (ADD SF)	24 SF
	24 SF
TOTAL FINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	583 SF
2ND FLOOR (BASE SF)	854 SF
	1442 SF

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

SET NO. - VERSION SHEET NO. PAGE NO.
FLROO - 01 **CS-1** |
 RELEASE NO. ----

V:\As-Sold\2-Jobs\Wifok - Services\Assignme\RLH-NM-1006 A-E\UNIT D\1 CS-1 COVERSHEET.dwg 07/23/25 - 3:01 pm



ROOF VENTILATION CALCULATIONS

HOUSE NAME
HOUSE VERSION
VENTILATION VALUES

HOUSE NAME	POPLAR
HOUSE VERSION	PLR00_01
SOFFIT:	133 sq in of vent per lf
RIDGE:	18 sq in of vent per lf
BOX:	45 sq in of vent per unit

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

MAIN HOUSE															
Location / Option	Area (A) (sq ft)	Required: A/150 (sq ft)	Required: A/300 (sq ft)	Soffit (sq ft)	Soffit Vent (sq ft)	Ridge (sq ft)	Ridge Vent (sq ft)	Upper box vent (sq ft)	Lower box vent (sq ft)	TOTAL (sq ft)	OK A/150	OK A/300	% vent at ridge	40%-50% OK	Notes
MAIN HOUSE	3233.00	215.53	107.77	21.37	213.16	11.00	102.00	409.50	0.00	409.50	YES	YES	0.00	YES	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO	NO	0.00	NO	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO	NO	0.00	NO	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO	NO	0.00	NO	

FRONT PORCH															
Location / Option	Area (A) (sq ft)	Required: A/150 (sq ft)	Required: A/300 (sq ft)	Soffit (sq ft)	Soffit Vent (sq ft)	Ridge (sq ft)	Ridge Vent (sq ft)	Upper box vent (sq ft)	Lower box vent (sq ft)	TOTAL (sq ft)	OK A/150	OK A/300	% vent at ridge	40%-50% OK	Notes
FRONT PORCH	311.00	20.73	10.37	7.00	13.73	0.00	0.00	0.00	0.00	13.73	NO	NO	0.00	NO	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO	NO	0.00	NO	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO	NO	0.00	NO	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO	NO	0.00	NO	



HOUSE VOLUME CALCULATIONS

HOUSE NAME	POPLAR
HOUSE VERSION	PLR00-01
PRODUCT LINE	RYANHOMES

Note: The volume of the structure has been computed in accordance 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

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

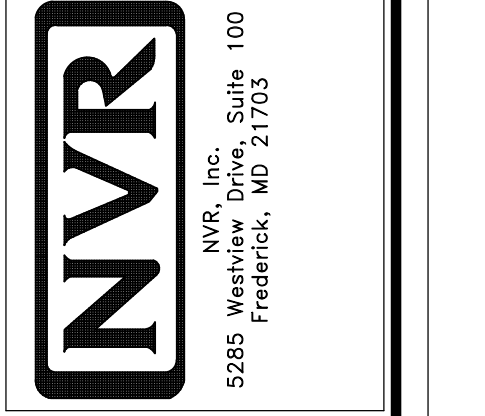
Location / Area of house / option	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)
Rear Covered Porch "EPE"	140.00	9.89	1385

As directed by the North Carolina Board of Architecture and Registered Interior Designers, architectural seals are not required for these plans and specifications.

[Signature]
06/30/2025

DIV-COMM-LOT-UNIT
RLH-NM-1006-D
COMM-LOT
TONNES AT NORTH MAIN - 1006D
STREET ADDRESS
CITY LILLINGTON
STATE NC
APT. NO.
ZIP

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



SHEET NO. **CA-1**
MODEL **POPLAR**
DRAWING TITLE **ROOF VENT AND VOLUME CALCULATIONS**
OPTION DESCRIPTION
SET NO. **PLR00**
VERSION **01**
RELEASE NO. ----
DRAWN BY
DATE
OPTION

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.

James Sales
James Sales
06/30/2025

DIV-COMM-LOT-UNIT
RLH-NM-1006 A-E
COM-LOT
TONNES AT NORTH MAIN - 1006 A-E
STREET ADDRESS
APT. NO. -----
CITY STATE ZIP
LILLINGTON NC -----

© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or copied in any form or manner without the prior written consent of NVR, Inc.

NVR
NVR, Inc., Suite 100
5285 Westwick, MD 21703

SET NO. PL100
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

SHEET NO. **NC-1**
MODEL **POPLAR**
DRAWING TITLE **STRIP ELEVATIONS**
OPTION DESCRIPTION
2.1

V:\As-Sold\2-Jobs\Mitek_Services\Assigned\RLH-NM-1006 A-E\UNIT D\2.1 NC-1 STRIP ELEV.dwg 07/23/25 - 3:01 PM



UNIT E
ELEVATION "B"
(REVERSE)
(POPLAR)

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

UNIT C
ELEVATION "C"
(PER PLAN)
(POPLAR)

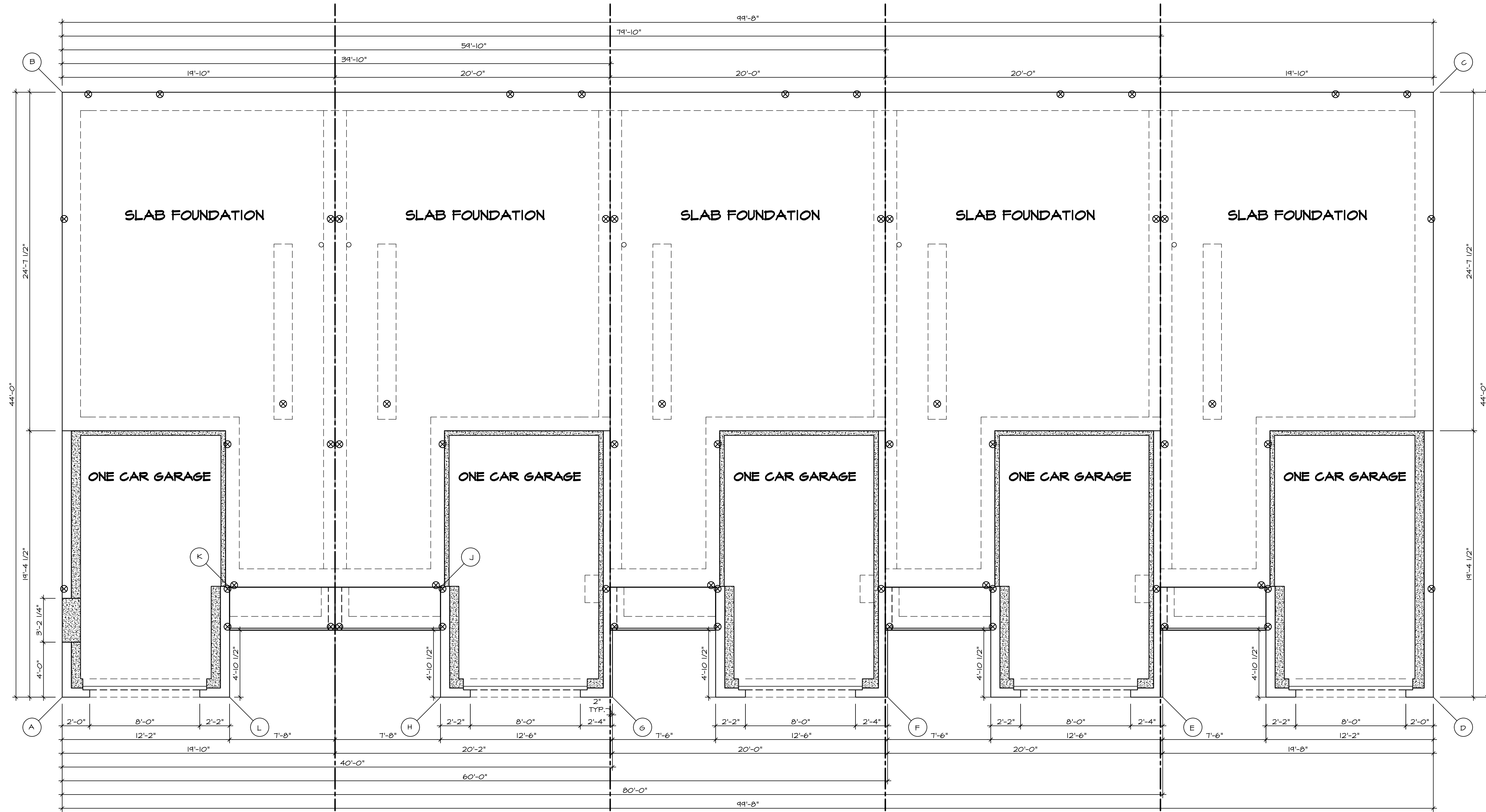
UNIT B
ELEVATION "A"
(PER PLAN)
(POPLAR)

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

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

5-UNIT DIAGONALS

A-C	108'-11 3/8"
A-J	28'-7 11/16"
A-K	14'-6 3/4"
B-D	108'-11 3/8"
B-E	91'-3 5/8"
B-F	74'-4 7/8"
B-G	59'-5 9/16"
B-H	51'-10 5/8"
B-J	45'-3 5/8"
B-K	38'-0"
B-L	45'-7 13/16"



UNIT E
ELEVATION "B"
(REVERSE)
(POPLAR)

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

UNIT C
ELEVATION "C"
(PER PLAN)
(POPLAR)

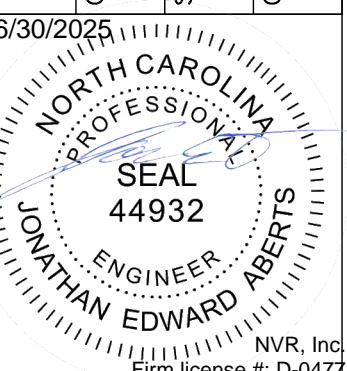
UNIT B
ELEVATION "A"
(PER PLAN)
(POPLAR)

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

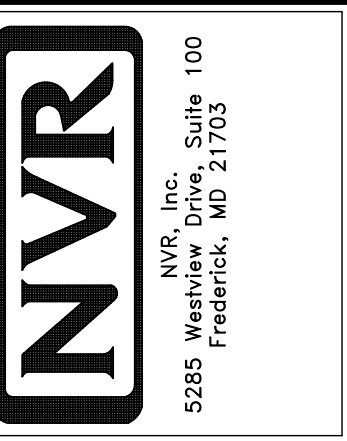
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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.

01V-COMM-LOT-UNIT
RLH-NM-1006 A-E
COMM-LOT
TOWNES AT NORTH MAIN - 1006 A-E
STREET ADDRESS
APT. NO. ----
CITY LILLINGTON STATE NC ZIP ----



© NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or copied in any form or manner whatsoever, nor are they to be used for any project without the prior written consent of NVR, Inc.
NVR, Inc.
Firm license #: D-0477



SET NO. PL800
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

SHEET NO. **NC-1**
USBL: **POPLAR**
DRAWING TITLE: **STRIP FOUNDATION**
OPTION DESCRIPTION
2.2

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.

James Sales
James Sales
06/30/2025

DIV-COMM-LOT-UNIT
RLH-NM-1006-D
COM-LOT
TOWNES AT NORTH MAIN - 1006D
STREET ADDRESS
CITY LILLINGTON STATE NC ZIP

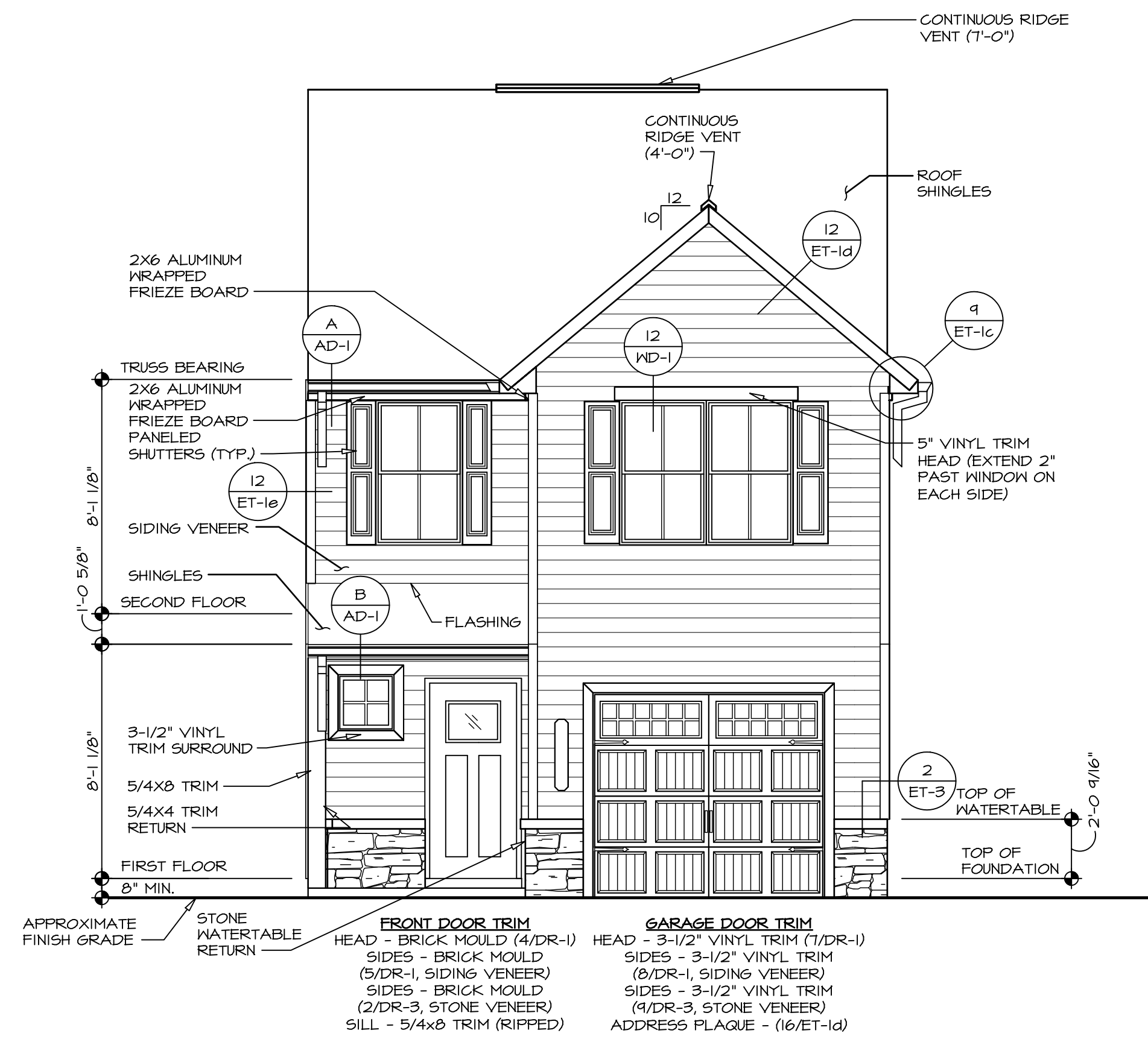
© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be copied, reproduced, or otherwise used in any form or manner whatsoever, nor are they to be first obtained, the express written consent of NVR, Inc.

NVR
NVR, Inc., Suite 100
Frederick, MD 21703
5285 Westrick, MD 21703

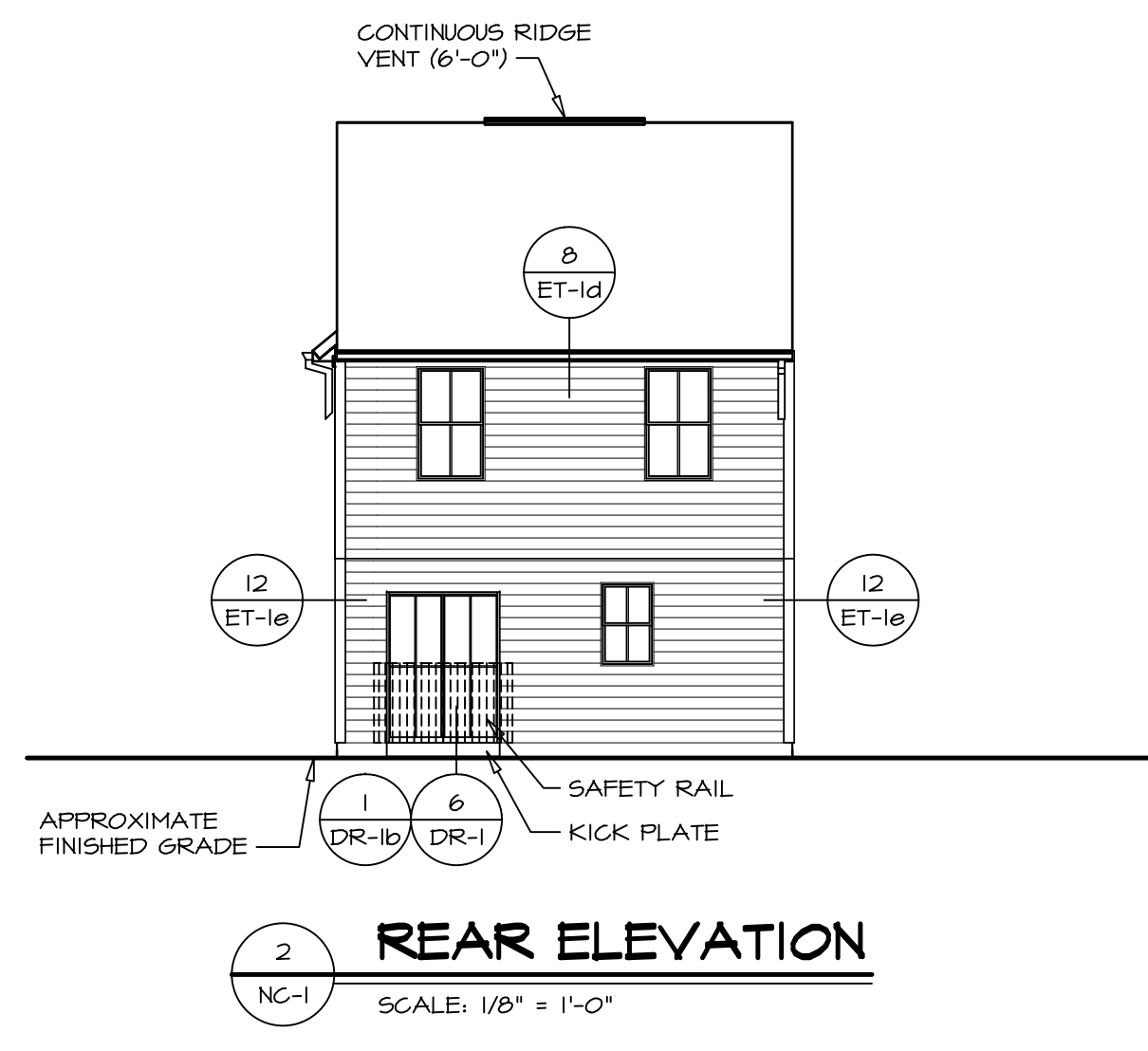
SET NO. PL800
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

SHEET NO. **NC-1**
MODEL **POPLAR**
DRAWING TITLE **FRONT AND REAR ELEVATIONS**
OPTION DESCRIPTION
3

V:\As-Sold\2-Jobs\Mitek_Services\Assigned\RLH-NM-1006_A-EX-NM-1006_A-EX-NM-1006_A-EX-NM-1006_A-EX-NM-1006.dwg 07/23/25 - 3:01 PM

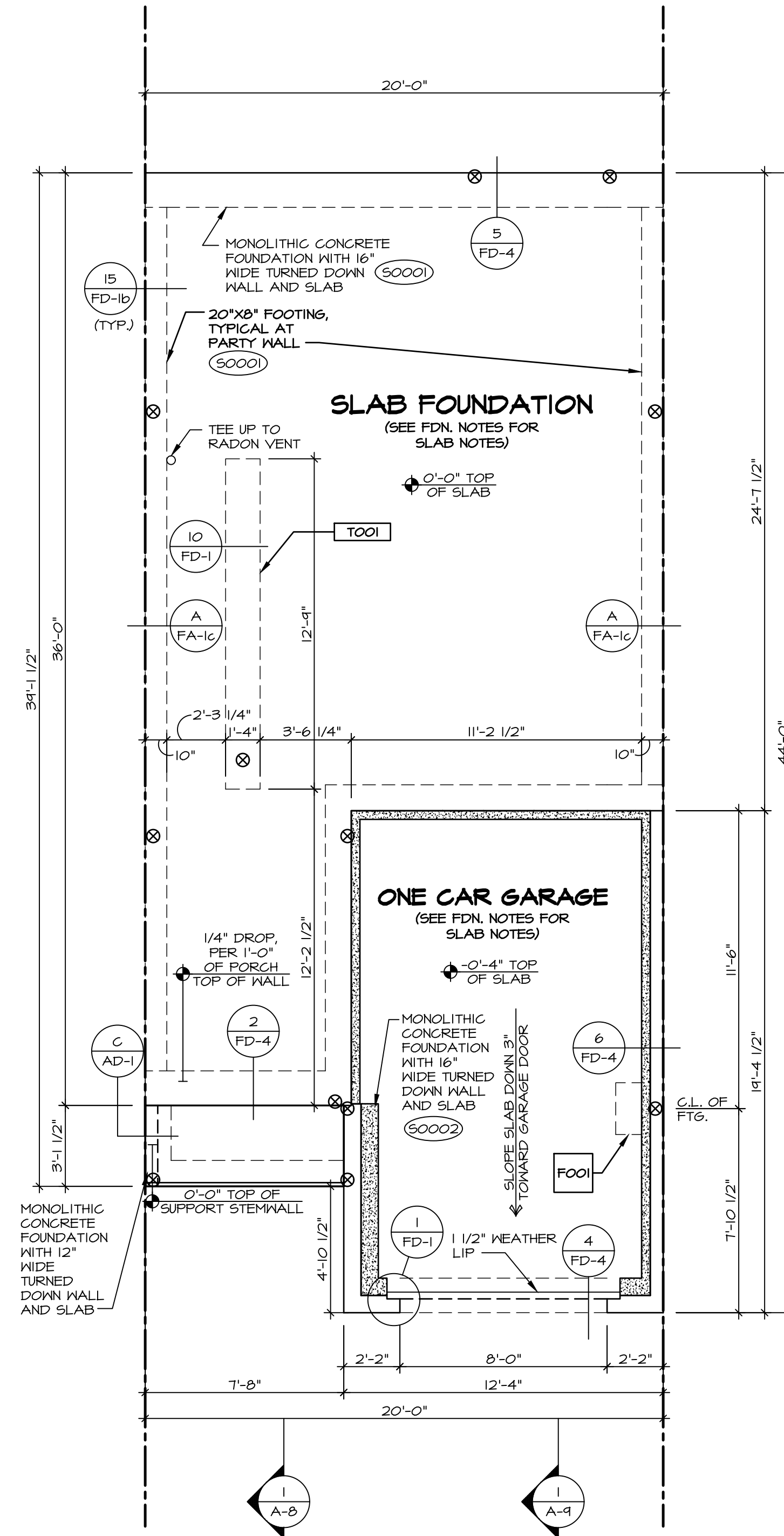


1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"



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

FOOTING/THICKENED SLAB SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENG. NUM.	REMARKS
FOO1	2'-0"	1'-0"	1'-0"	S0002	
TOO1	12'-4"	1'-4"	0'-8"	S0001	



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

FOUNDATION NOTES - ATTACHED

- SEE STANDARD DETAIL CATEGORY "FD" SHEET(S).
 - 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)
- 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, NON-REINFORCED CONCRETE UNLESS NOTES OTHERWISE.
- SEE WS- DETAILS FOR FOOTER SLEEVE INFORMATION.
- THICKENED SLAB DEPTHS MEASURE FROM TOP OF SLAB. PAD FOOTING DEPTHS MEASURE 4" BELOW TOP OF SLAB.

LEGEND

- BEARING WALL
- NON BEARING WALL
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINEL TAG

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FG DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

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.

01V-COMM-LOT-UNIT
RLH-NM-1006-D
COMM-LOT
TOWNES AT NORTH MAIN - 1006D
STREET ADDRESS
CITY LILLINGTON STATE NC ZIP -----

08/30/2025
NORTH CAROLINA PROFESSIONAL SEAL
44932
JOHNSON EDWARD ABERTS
NVR, Inc.
Firm license #: D-0477

NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.

NVR
NVR, Inc., Suite 100
5285 Westwick, MD 21703

SET NO. PL/00	VERSION 01	RELEASE NO. ----
DRAWN BY	DATE:	OPTION

SHEET NO. **NC-3**

USER: **POPLAR**
DRAWING TITLE: **FOUNDATION**
OPTION DESCRIPTION: **6**

- NOTES:**
- REFER TO UNIT FOUNDATION DRAWING FOR ADDITIONAL FOUNDATION DIMENSIONS AND DETAILS.
 - REFER TO STANDARD DETAIL FA-16 FOR PARTYWALL DETAILS.

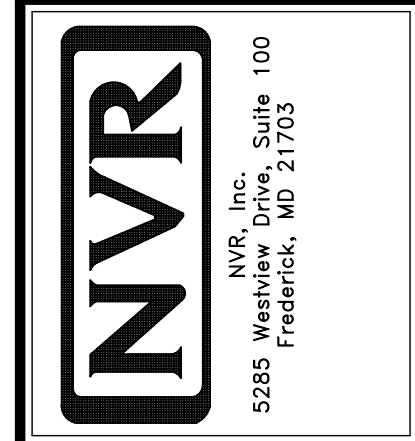
As directed by the North Carolina Board of Architecture and Registered Interior Designers, architectural seals are not required for – and should not be placed by NVR on – these plans and specifications.

James Sales
James Sales
06/30/2025

DIV-COMM-LOT-UNIT
RLH-NM-1006-D
COMM-LOT
TOWNES AT NORTH MAIN - 1006D
STREET ADDRESS

CITY LILLINGTON STATE NC ZIP -----

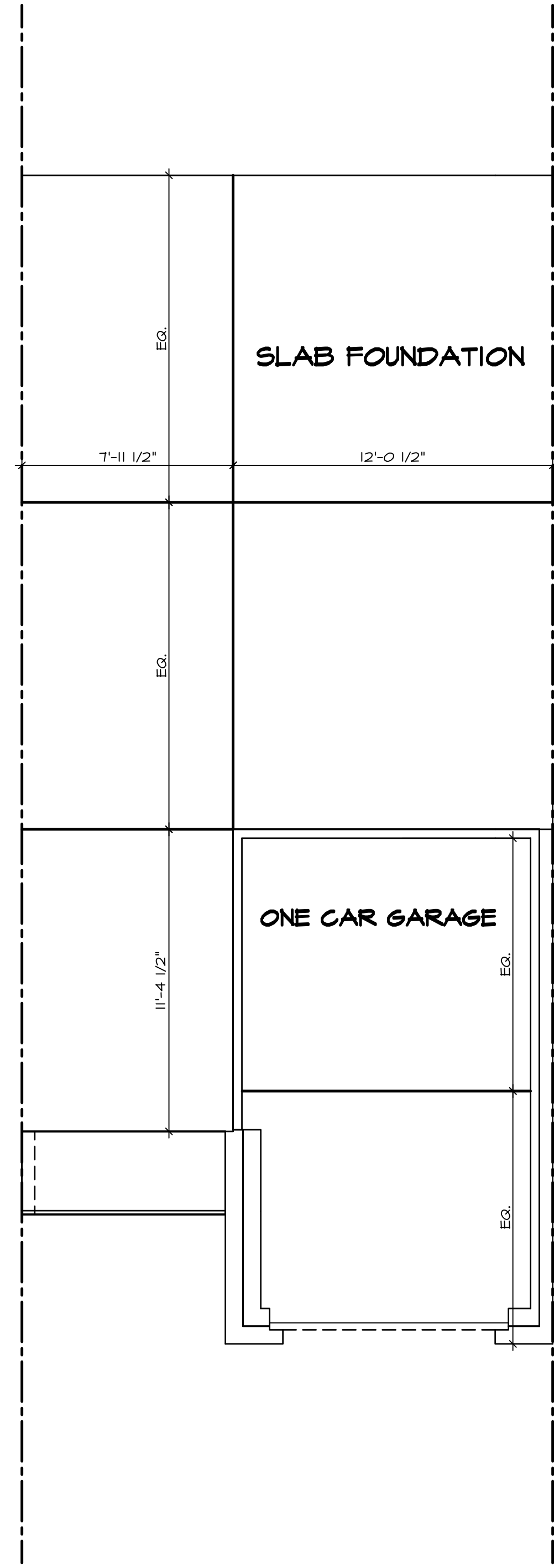
© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.



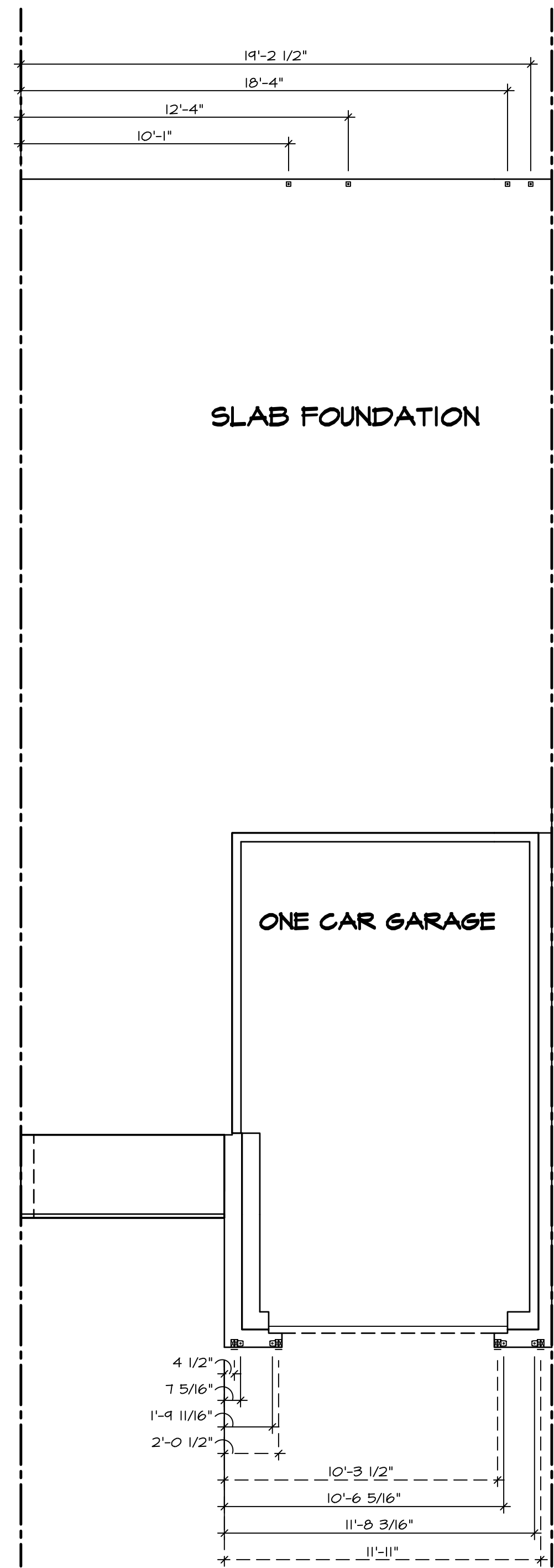
SET NO. PL800
VERSION 01
RELEASE NO. ----
DRAWN BY NN
DATE: 10/0/22
OPTION

SHEET NO. **NC-3b**
USER: **POPLAR**
DRAWING TITLE: **FOUNDATION CONTROL JOINT**
CONCRETE SLAB CONTROL JOINTS
OPTION DESCRIPTION

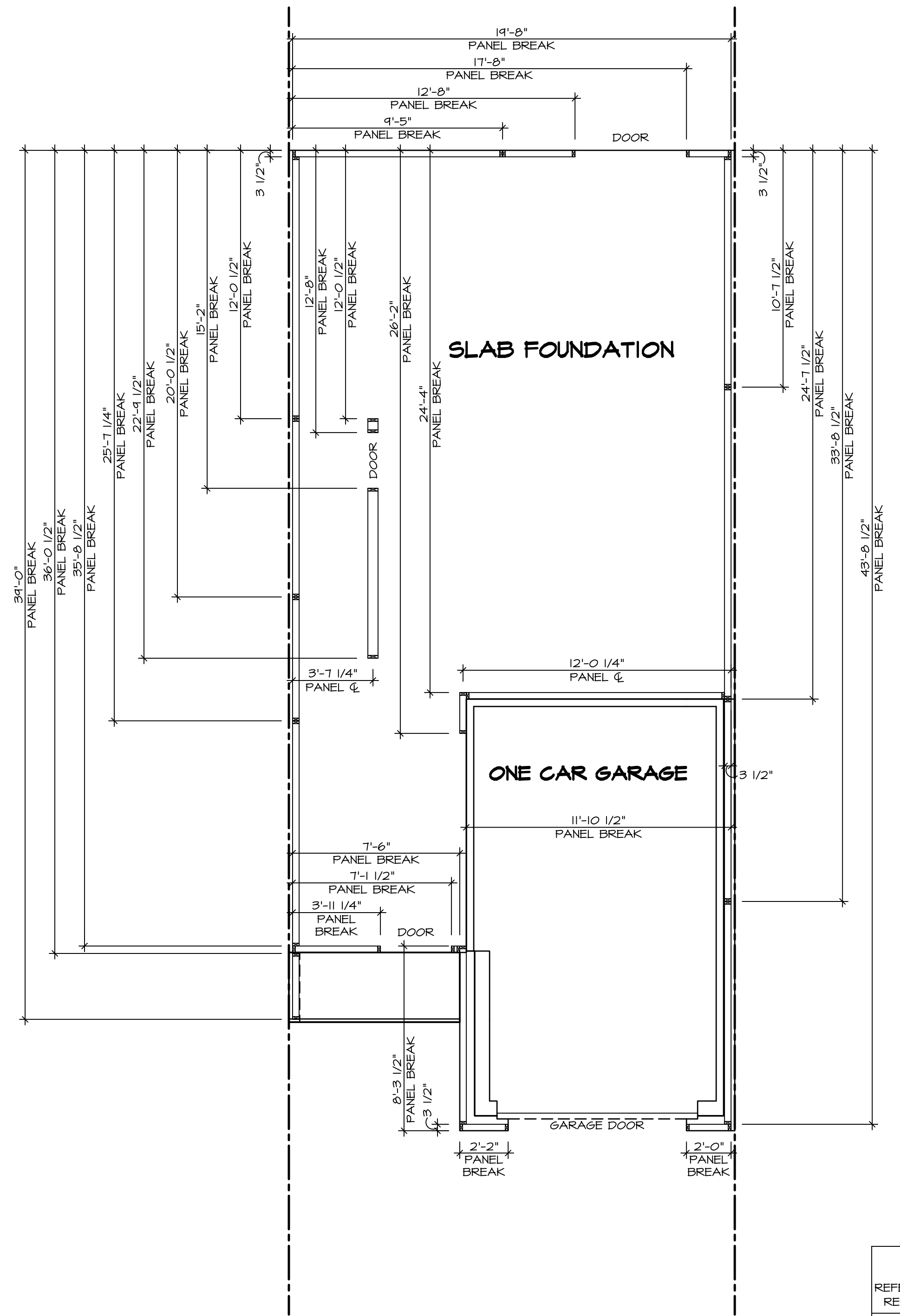
CONTROL JOINT NOTES:
1. THE STARTING POINT FOR LAYING OUT JOINTS SHOULD INCLUDE A FRONT-TO-BACK LINE AND A SIDE-TO-SIDE LINE (A "T") OFF EACH COLUMN AND MAJOR FOUNDATION CORNER.
2. IF THAT PUTS MULTIPLE LINES TOO CLOSE TOGETHER (10' APART), CONSIDER GROUPING NEARBY LINES WHILE ENSURING EACH COLUMN AND 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 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" (1/4 DEPTH OF THE SLAB OR 1" MINIMUM) AND INSTALLED FOLLOWING STANDARDS.



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



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



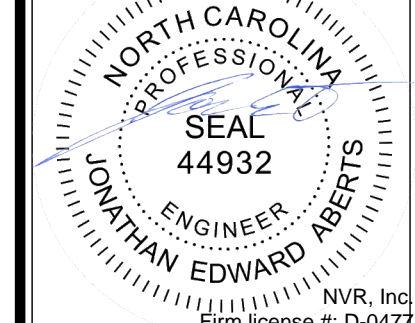
2 FOUNDATION PANEL BREAKS
SCALE: 1/4" = 1'-0"

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.

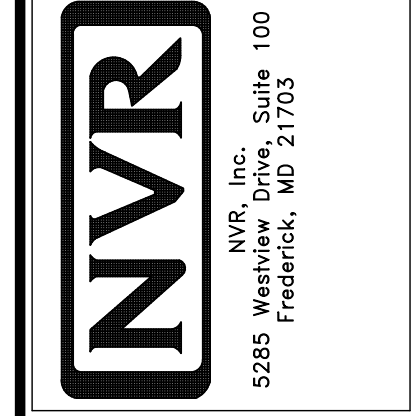
STRAP 	<ol style="list-style-type: none"> ALL PANELS GREATER THAN 24" SHALL HAVE AN ANCHOR WITHIN 12" OF THE PANEL BREAKS / ENDS. (SEE DETAIL SHEET FC-1 FOR MORE INFORMATION ON ANCHOR DETAILS) STRAP: <ol style="list-style-type: none"> ON FOUNDATION USE (5THD14) ON FLOOR SYSTEM USE (5THD14R1) ALL OTHER HOLD DOWN SEE DETAIL WB- FOR MORE INFORMATION. STRAP LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF STUDS <p style="text-align: center;">OR</p>
BOLT 	<ol style="list-style-type: none"> THREADED ROD ALL OTHER HOLD DOWN SEE DETAIL WB- FOR MORE INFORMATION. BOLT LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF BOLT

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.

01V-COMM-LOT-UNIT
RLH-NM-1006-D
COMM-LOT
TOWNES AT NORTH MAIN - 1006D
STREET ADDRESS
APT. NO. -----
CITY LILLINGTON STATE NC ZIP -----



© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.



SET NO. PLR00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

USER: POPLAR
DRAWING TITLE: FOUNDATION HOLD DOWNS
FOUNDATION PANEL BREAKS
OPTION DESCRIPTION

SHEET NO. NC-4 8

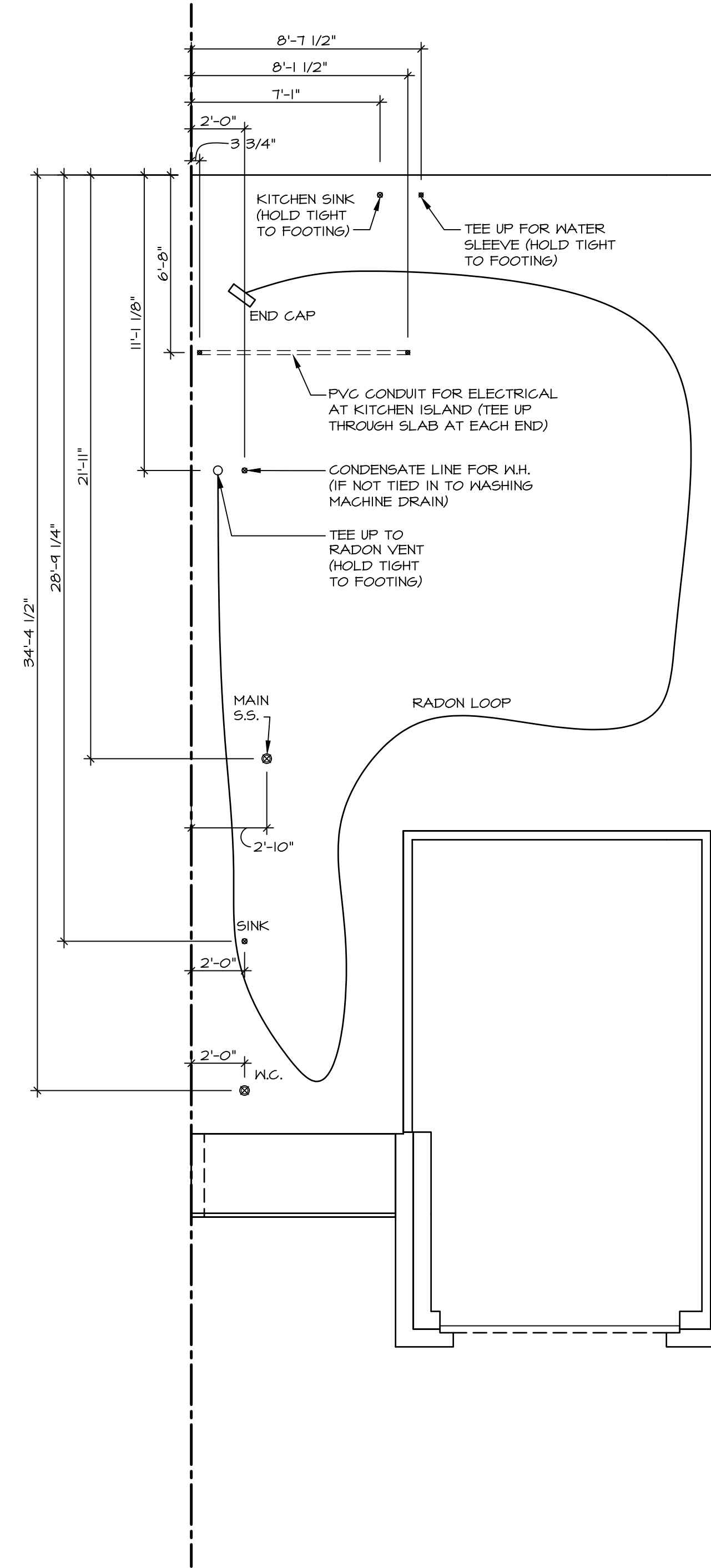
PLUMBING NOTES:

**RADON REMEDIATION
RADON LOOP:**

- (4") PERFORATED "LOOP"
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
- TO BE CORRUGATED 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.



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

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.

James Gales
James Gales
06/30/2025

DIV-COMM-LOT-UNIT
RLH-NM-1006-D

COM-LOT

TOWNES AT NORTH MAIN - 1006D

STREET ADDRESS

APT. NO.

STATE NC

CITY LILLINGTON

ZIP

ZIP

ZIP

ZIP

ZIP

ZIP

ZIP

ZIP

ZIP

ZIP

ZIP

ZIP

ZIP

ZIP

ZIP

NVR, Inc., expressly reserves its copyright and other proprietary rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.



NVR, Inc., Suite 100
Frederick, MD 21703
5085 Westpark

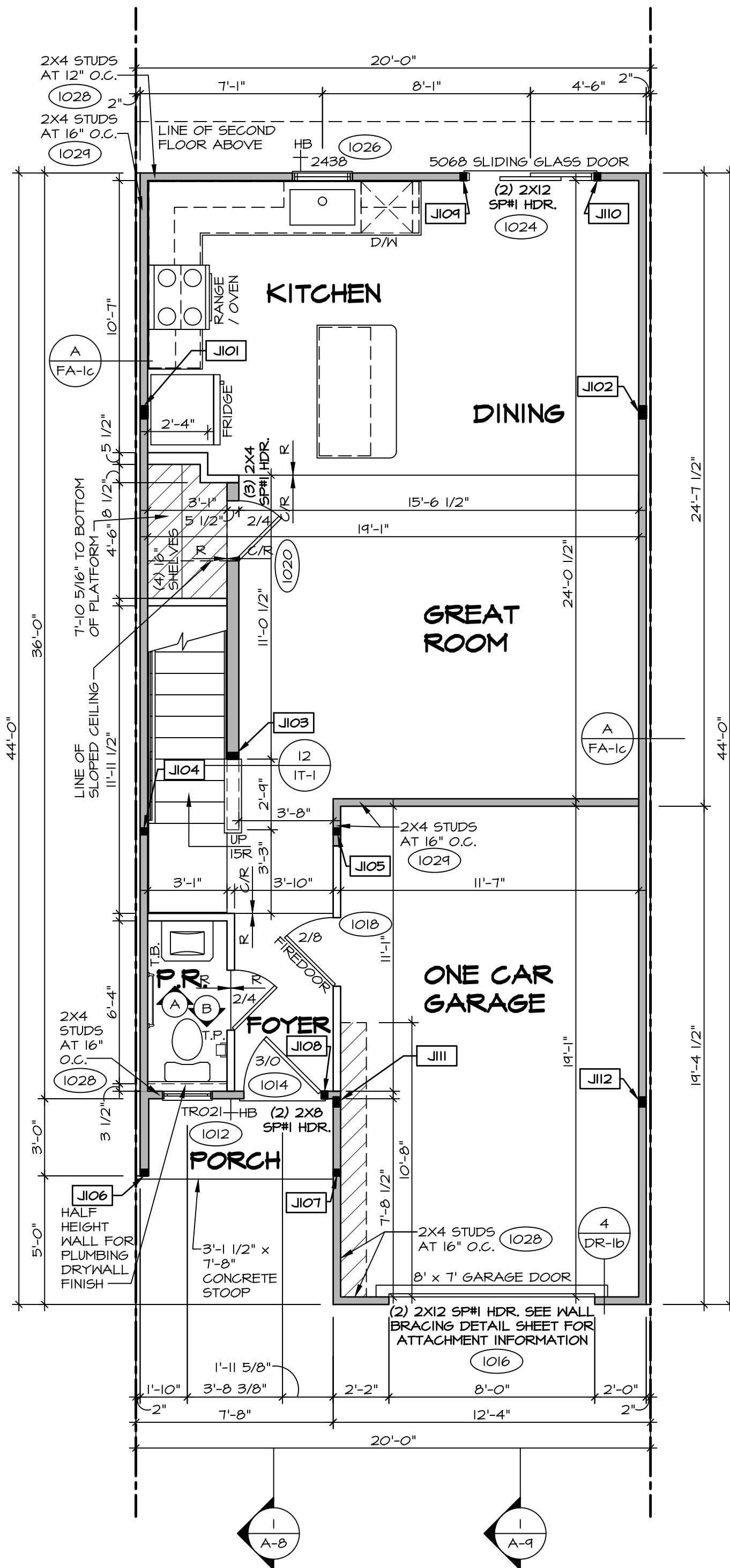
SET NO. PLR00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

USBL
POPLAR
DRAWING TITLE
PLUMBING

NC-5

OPTION DESCRIPTION

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (4) 2X4 SPF STUD GRADE	1004	
J102	JACK - (4) 2X4 SPF STUD GRADE	1004	
J103	JACK - (2) 2X6 SPF STUD GRADE	1006	
J104	JACK - (2) 2X4 SPF STUD GRADE	1008	
J105	JACK - (2) 2X4 SPF STUD GRADE	1008	
J106	JACK - (2) 2X4 SPF STUD GRADE	1010	
J107	JACK - (2) 2X4 SPF STUD GRADE	1010	
J108	JACK - (2) 2X4 SPF STUD GRADE	1014	
J109	JACK - (2) 2X4 SPF STUD GRADE	1024	
J110	JACK - (2) 2X4 SPF STUD GRADE	1024	
J111	JACK - (3) 2X4 SP#1	2007	
J112	JACK - (3) 2X4 SP#1	2007	



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

LEGEND	
	BEARING WALL
	NON BEARING WALL
	MASONRY WALL
	INDICATES BEARINGS FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
	WINDOW/DOOR TAG
	PRECAST LINTEL TAG
-SEE FA DETAILS FOR FIRE ASSEMBLIES	
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE	

ALL WINDOWS HAVE 1'-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 (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" OR 6" AND 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 ARCHITECTURAL DETAIL 9/11-B 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.
- INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
- ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
- NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

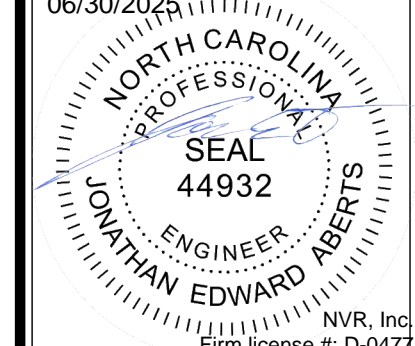
GYPSUM NOTES:

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

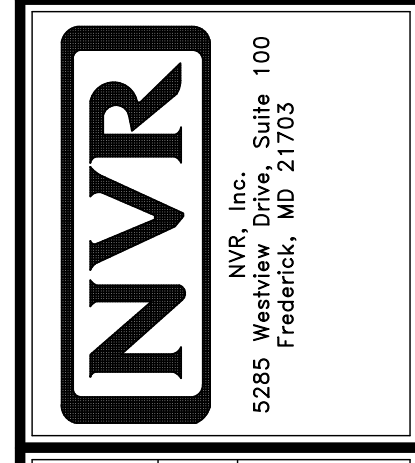
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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.

DIV-COMM-L0T-UNIT
RLH-NM-1006-D
ROOM-LOT
NORTH CAROLINA
TOWNES AT NORTH MAIN - 1006D
STREET ADDRESS
CITY STATE NC
LILLINGTON



NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.
NVR, Inc.
5285 Westwick, Suite 100
Frederick, MD 21703
Firm License #: D-0477



SHEET NO.	NC-6	OPTION	10
USER	POPLAR	DRAWING TITLE	FIRST FLOOR PLAN
VERSION	01	RELEASE NO.	----
DATE		DRAWN BY	
		OPTION	

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.

SECOND FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NM.	REMARKS
J201	JACK - (3) 2X4 SP#1	200T	EXTEND THROUGH TOP PLATE
J202	JACK - (3) 2X4 SP#1	200T	EXTEND THROUGH TOP PLATE

LEGEND	
	BEARING WALL
	NON BEARING WALL
	MASONRY WALL
	INDICATES BEARINGS FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
	WINDOW/DOOR TAG
	PRECAST LINTEL TAG
-SEE FA DETAILS FOR FIRE ASSEMBLIES	
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE	

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

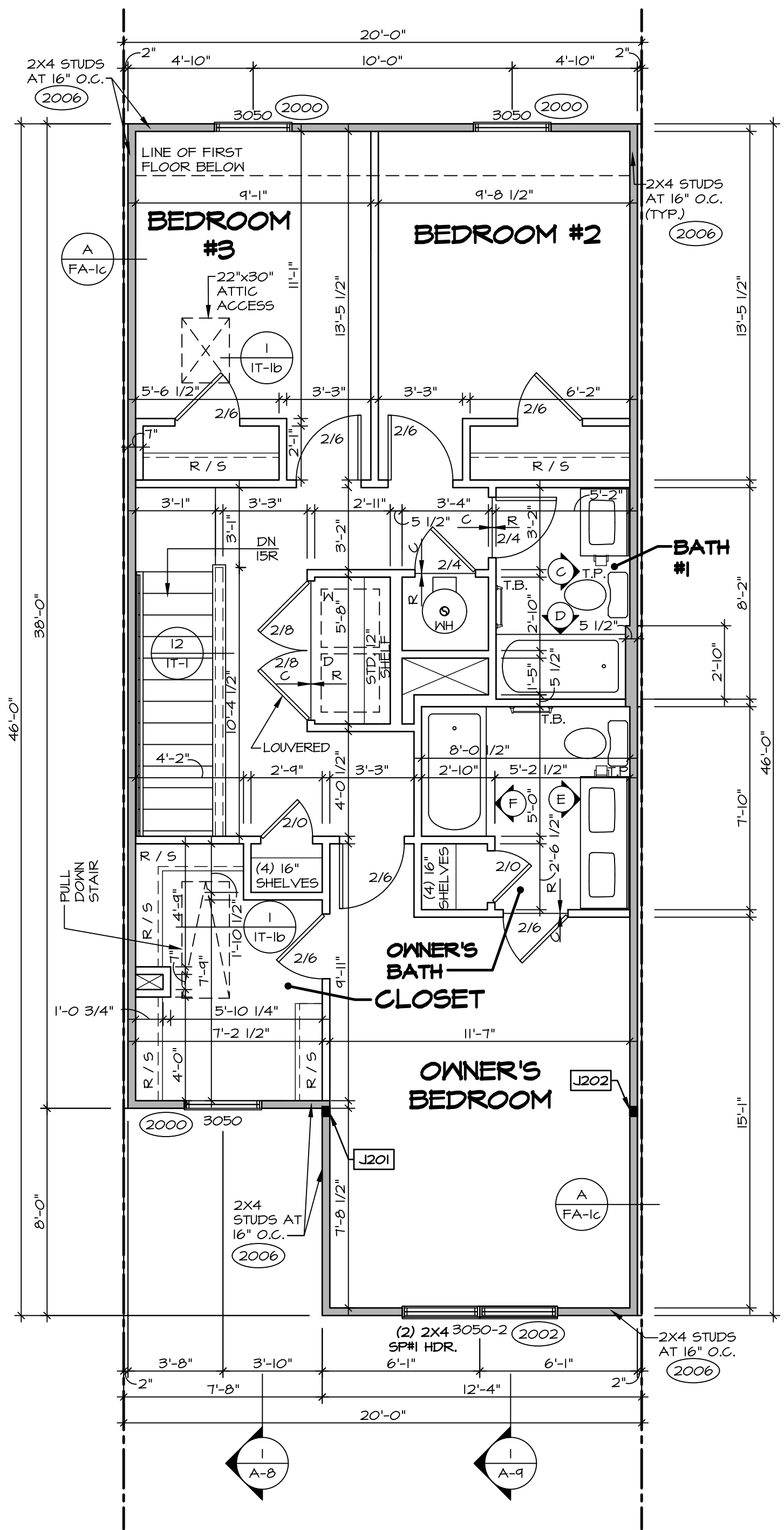
FLOOR PLAN NOTES:

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 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.
- 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 01-TB 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 GRIPPLERS ABOVE, UNLESS OTHERWISE NOTED.
- TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
- INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 4' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
- ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
- NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

GYPSUM NOTES:

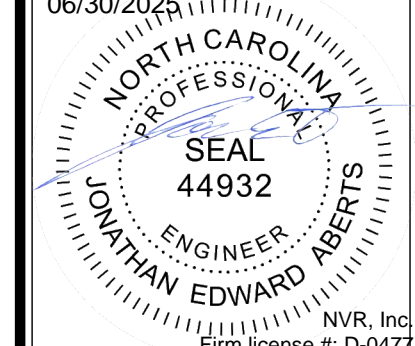
AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

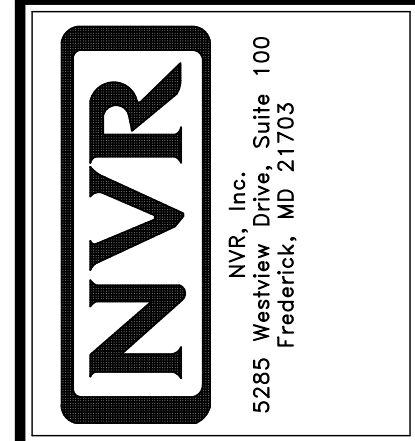


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

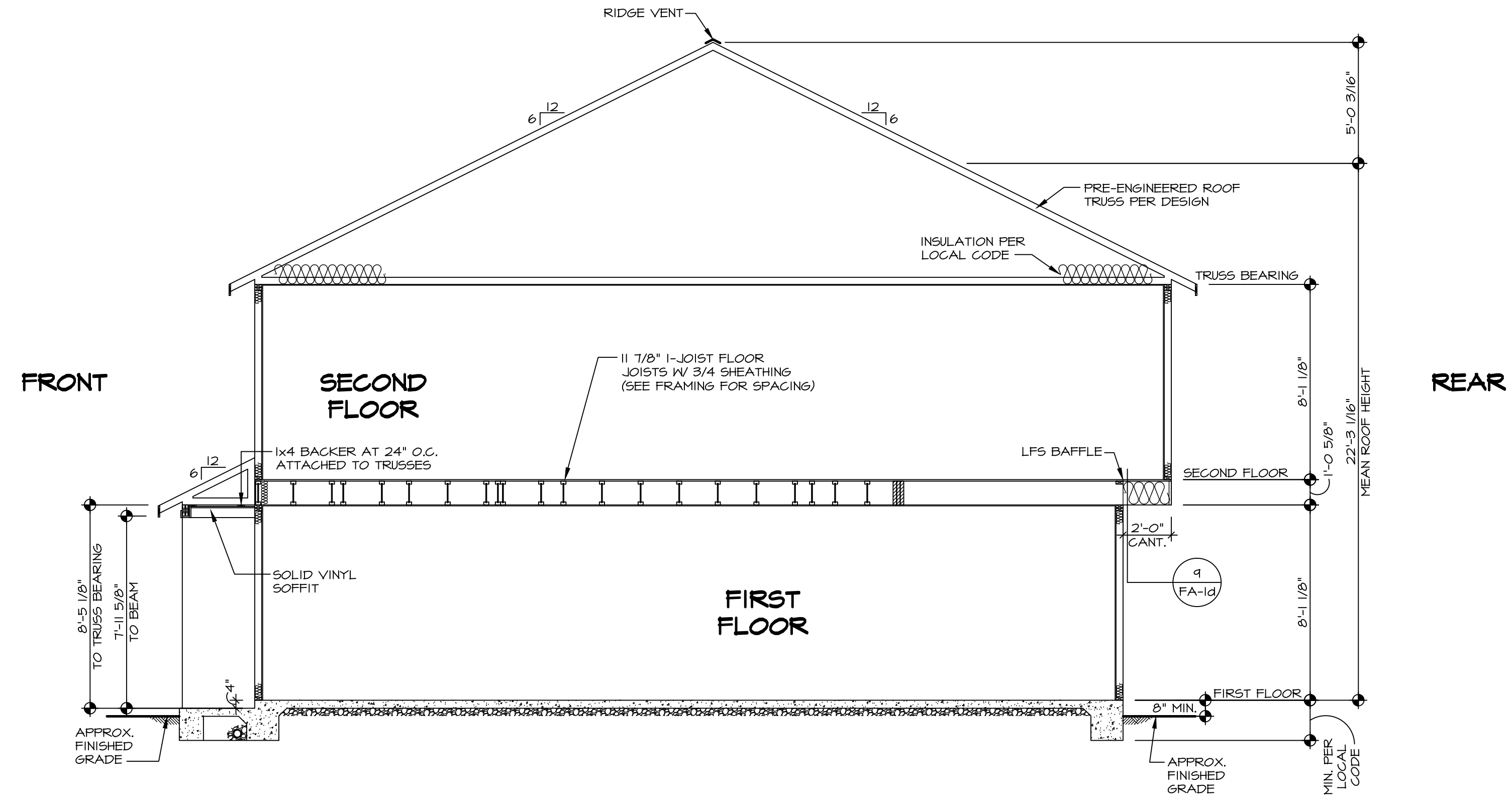
RLH-NM-1006-D
DIV-COMM-LOT-UNIT
DOM-LOT
TOWNES AT NORTH MAIN - 1006D
STREET ADDRESS
APT. NO. ----
ZIP ----
CITY LILLINGTON
STATE NC



NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.



SHEET NO.	NC-7
USER	POPLAR
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	OPTION
SET NO.	FLR00
VERSION	01
RELEASE NO.	----
DRAWN BY	
DATE:	



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

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.

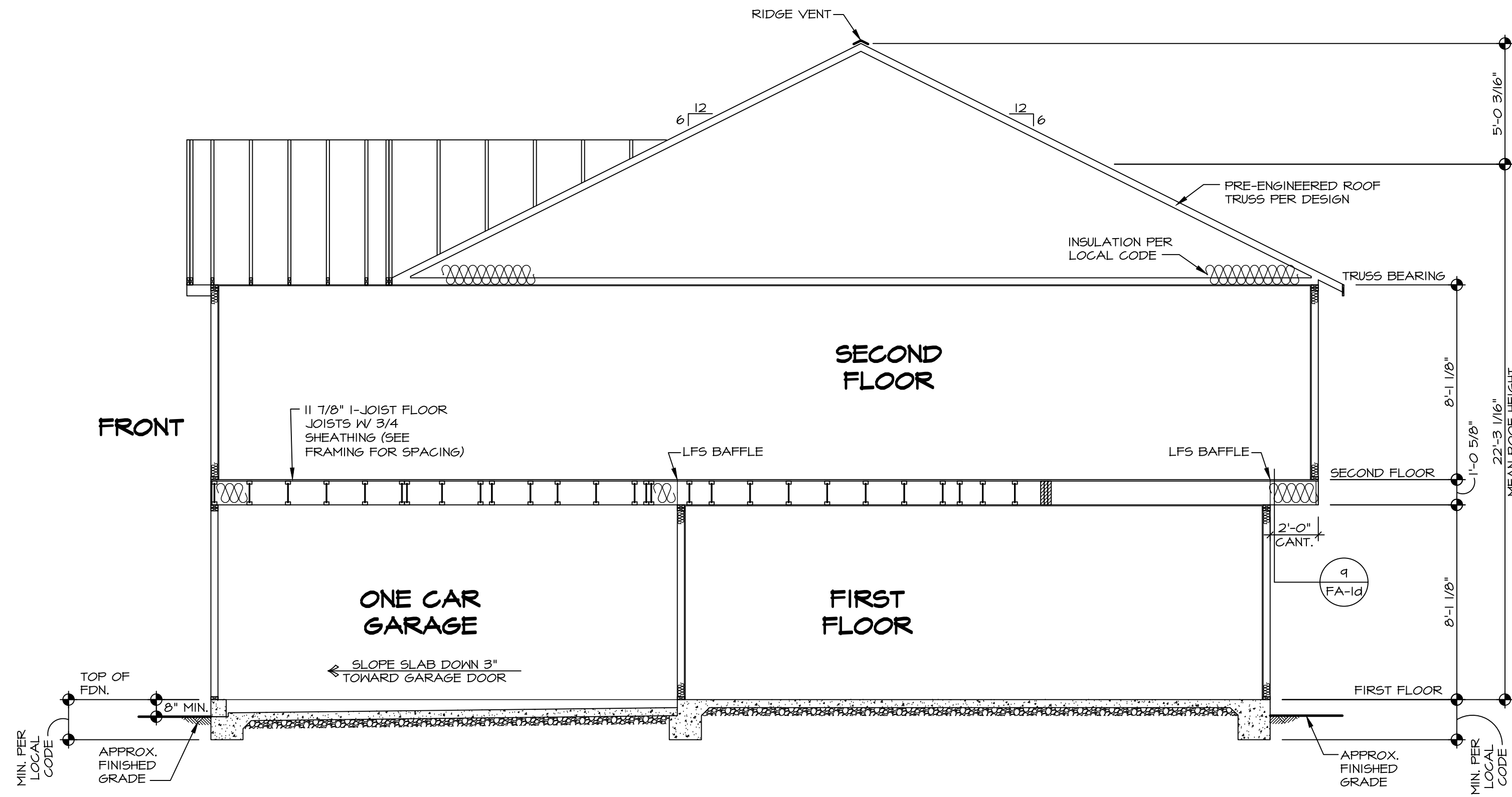
James Sales
 James Sales
 06/30/2025

DIV-COMM-LOT-UNIT RLH-NM-1006-D	
COM-LOT	TOWNES AT NORTH MAIN - 1006D
STREET ADDRESS	-----
CITY	LILLINGSTON
STATE	NC
ZIP	-----

© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.

NVR
 NVR, Inc., Suite 100
 Frederick, MD 21703
 5285 Westwood

SHEET NO.	NC-8	12
MODEL	POPLAR	
DRAWING TITLE	BUILDING SECTION	
OPTION DESCRIPTION		
SET NO.	PLR00	
VERSION	01	
RELEASE NO.	----	
DRAWN BY		
DATE:		
OPTION		



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

REAR

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.

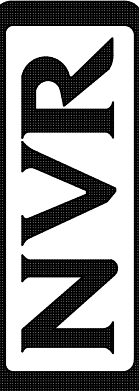
James Sales
James Sales
06/30/2025

DIV-COMM-LOT-UNIT
RLH-NM-1006-D

COM-LOT
TOWNES AT NORTH MAIN - 1006D
STREET ADDRESS

CITY LILLINGTON STATE NC ZIP -----

© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or copied in any form or manner whatsoever, nor are they to be used for any other project without the prior written consent of NVR, Inc.



NVR, Inc., Suite 100
5285 Westpark, MD 21703
Frederick, MD

SET NO. PL100
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

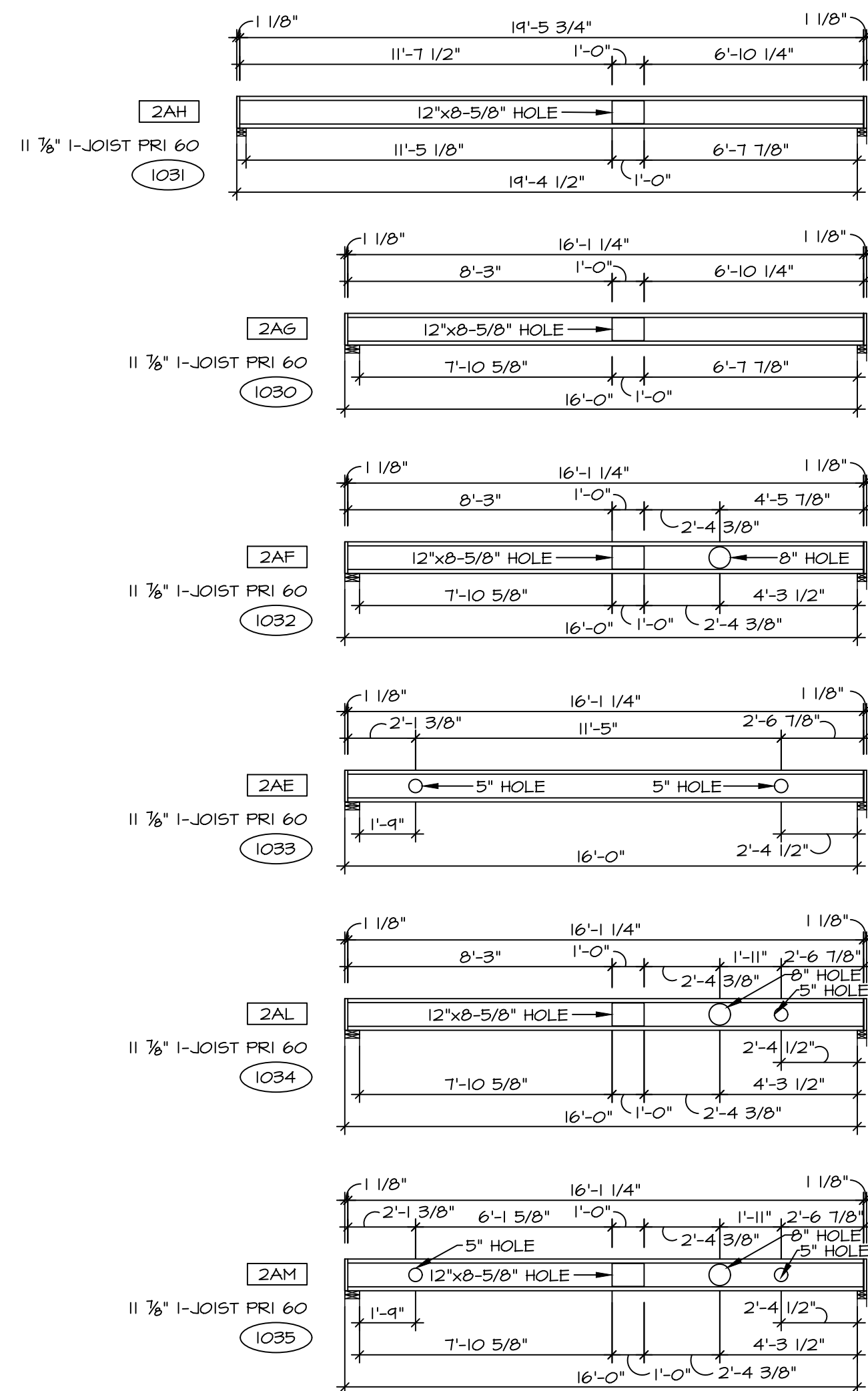
SHEET NO.
NC-9
13

SECOND FLOOR FRAMING LENGTH SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
2AA	FRI 60 - 11-14	11'-11 3/4"		
2AB	FRI 60 - 11-14	11'-5 3/4"		
2AC	FRI 60 - 11-14	7'-8 3/8"	1008	J-O458
2AD	FRI 60 - 11-14	16'-0 3/8"		
2AE	FRI 60 - 11-14	16'-1 1/4"	1033	J-O459
2AF	FRI 60 - 11-14	16'-1 1/4"	1032	J-O271
2AG	FRI 60 - 11-14	16'-1 1/4"	1030	J-O270
2AH	FRI 60 - 11-14	19'-5 3/4"	1031	J-O269
2AJ	FRI 60 - 11-14	11'-0"		J-O272
2AK	FRI 60 - 11-14	12'-0 7/8"		
2AL	FRI 60 - 11-14	16'-1 1/4"	1034	J-O460
2AM	FRI 60 - 11-14	16'-1 1/4"	1035	J-O461
2AN	FRI 60 - 11-14	19'-5 3/4"		J-O447

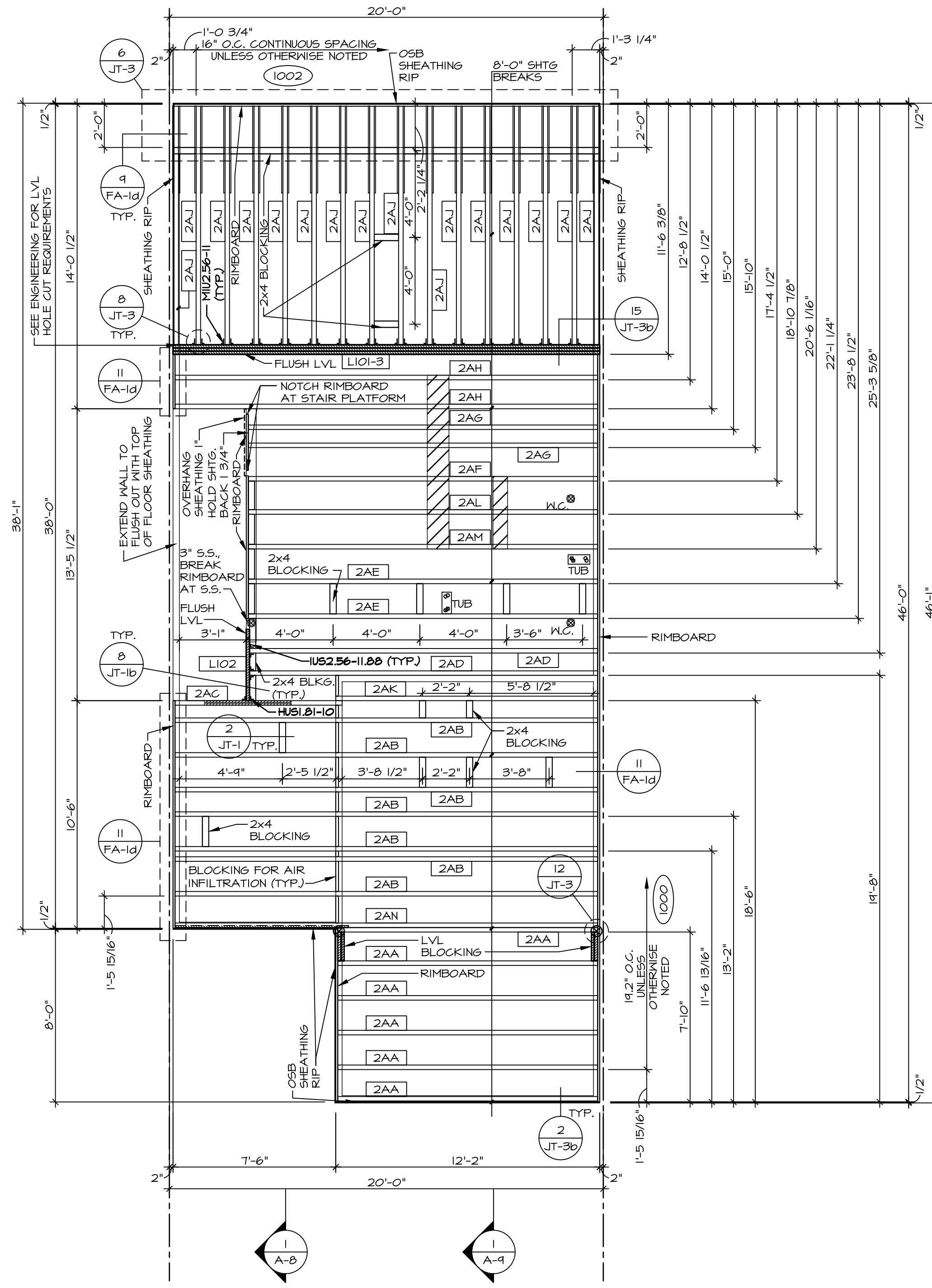
LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

- 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" UP TO AND INCLUDING 18"; 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" UP TO AND INCLUDING 18"; 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.
- 7.A - (4) PLY (ALL SIZES); FASTEN PLYS WITH (3) ROWS OF SDK22634 STRUCTURAL WOOD SCREWS, OR EQUIVALENT, AT 16" O.C. STAGGERED. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

SECOND FLOOR LVL LENGTH SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
L101-3	LVL L75 - 11-14	19'-8"	1004	4.A
L102	LVL L75 - 11-14	3'-3 1/2"	1006	



2 JOIST CUT-OUT DETAILS
SCALE: 1/4" = 1'-0"



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

LEGEND	
	BEARING WALL
	MASONRY WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTINGS/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
	WINDOW/DOOR TAG
	PRECAST LINEL TAG
-SEE FA DETAILS FOR FIRE ASSEMBLIES	
-SEE FG DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE	

1-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 JT-3 FOR HOLE CUTTING GUIDELINES.
5. PROVIDE RIMBOARD SOLID BLOCKING AT EXTERIOR WALLS AND BELOW ALL JACKS AS REQUIRED.
6. REFER TO DETAIL 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 LVL BLOCKING CUT FROM MATERIAL DESIGNATED "BLOCKING".
11. ADHESIVE TO BE APPLIED AT THE RATE OF (1) TUBE PER TWO AND ONE-HALF SHEETS; SHEETS ARE TO BE GLUED AND FLAGGED ONE AT A TIME. **APPLY GLUE TO TONGUE AND GROOVE.**
12. 1-JOIST BLOCKING CUT FROM 2'-0" MATERIAL.
13. ADHESIVE TO BE ADDED TO ALL JOIST HANGERS PRIOR TO SETTING JOISTS.
14. J-XXXX SHOP DRAWINGS ARE ASSOCIATED WITH PLANT MODIFIED 1-JOISTS OR PLANT BUILT JOIST COMPONENTS.

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.

DIV-COMM-LOT-UNIT
RLH-NM-1006-D
COMM-LOT
TOWNS AT NORTH MAIN - 1006D
STREET ADDRESS
CITY LILLINGTON NC

08/30/2025
NORTH CAROLINA PROFESSIONAL SEAL
44932
JOATHAN EDWARD ABERTS
NVR, Inc.
Firm license #: D-0477

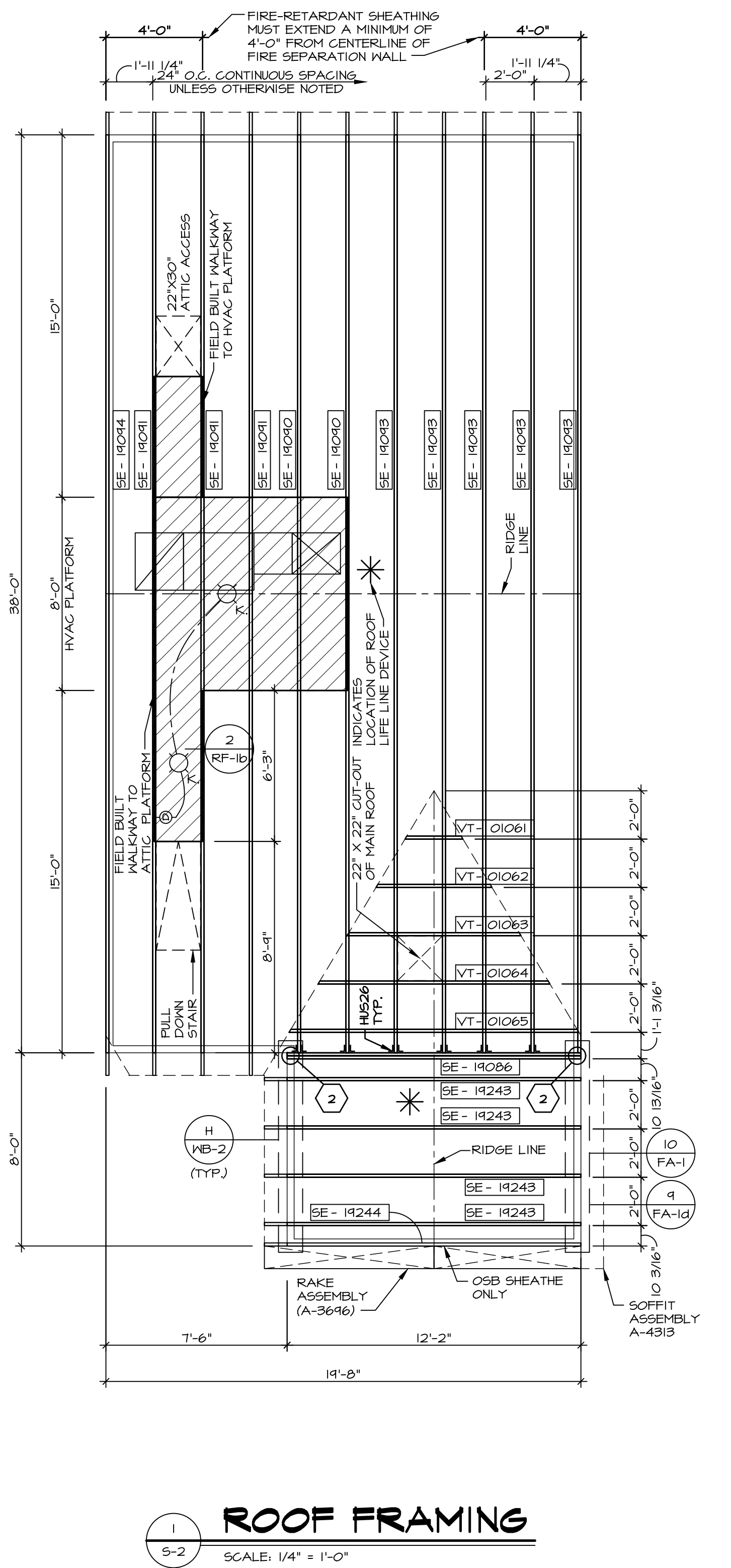
NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.

NVR
NVR, Inc., Suite 100
5285 Westwick, MD 21703
FREDRICK, MD

SET NO. FLOOR
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

USER:
POPLAR
DRAWING TITLE
SECOND FLOOR FRAMING
OPTION DESCRIPTION

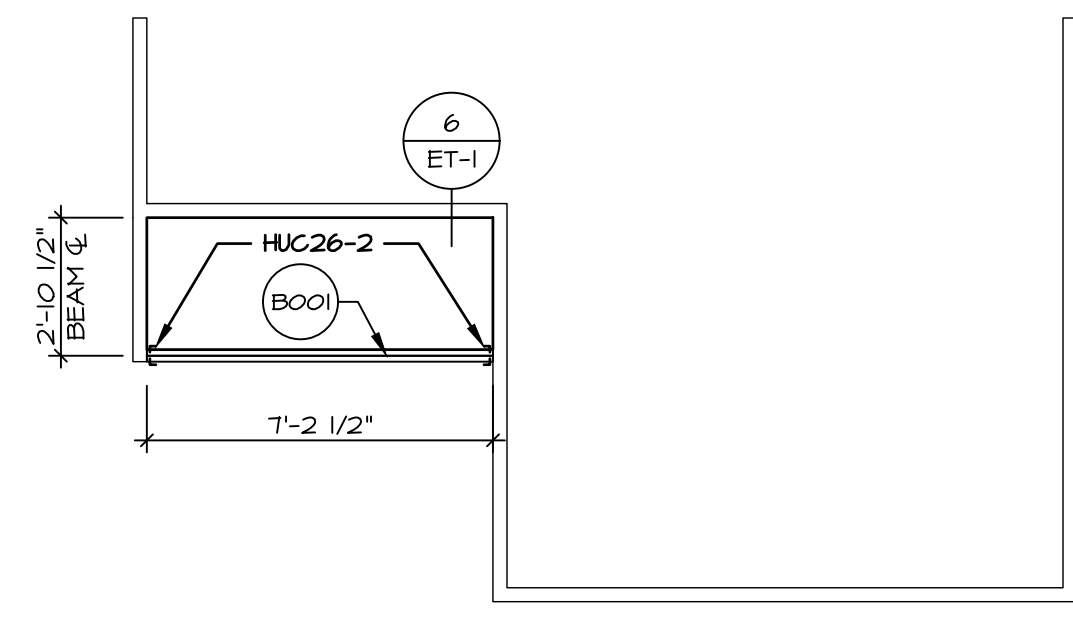
SHEET NO.
S-1
19



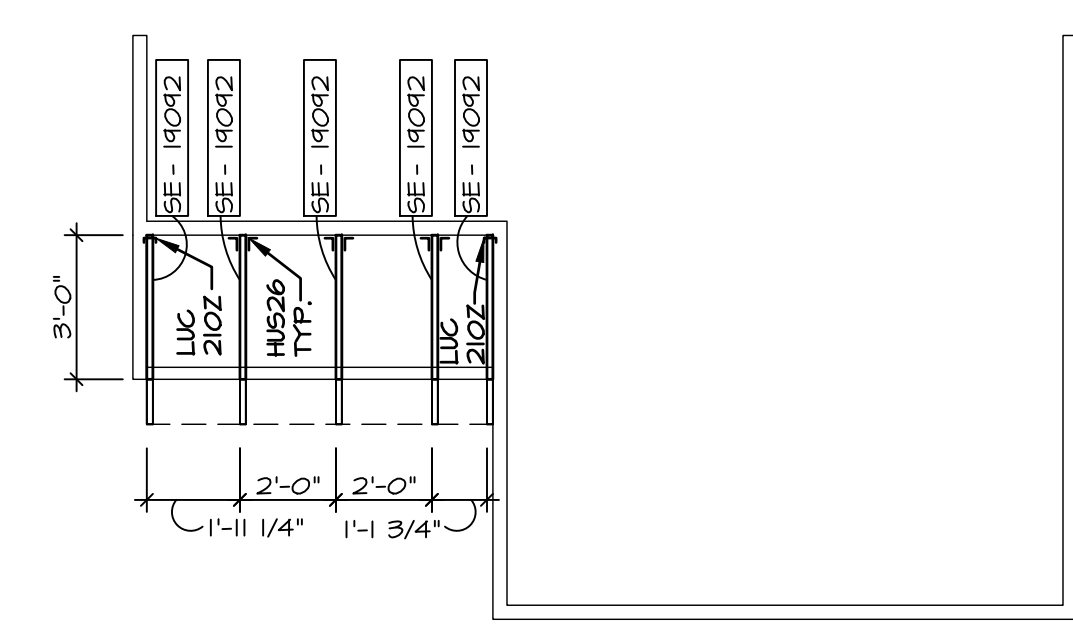
1 ROOF FRAMING
SCALE: 1/4" = 1'-0"

TRUSS SCHEDULE						
QUANTITY	SPECS	TRUSS NUMBER	LENGTH	ROOF PITCH (X/12)	REMARKS	
1	SE	19086	12'-2"	10/12	GIRDER (2 FLY)	
2	SE	19090	38'-0"	6/12		
3	SE	19091	38'-0"	6/12		
5	SE	19092	3'-0"	6/12		
5	SE	19093	38'-0"	6/12		
1	SE	19094	38'-0"	6/12		
4	SE	19243	12'-2"	10/10		
1	SE	19244	12'-2"	10/12		
1	VT	01061	2'-4 13/16"	10-6/12		
1	VT	01062	4'-9 5/8"	10-6/12		
1	VT	01063	7'-2 1/16"	10-6/12		
1	VT	01064	9'-1 1/4"	10-6/12		
1	VT	01065	12'-0"	10-6/12		

FIELD INSTALLED ROOF FRAMING BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
BO01	BEAM BUILT 2X6 - 2 FLY RFF	7'-2 1/2"	1010	



3 PORCH BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0"



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

- LEGEND**
- [Symbol] BEARING WALL
 - [Symbol] MASONRY WALL
 - [Symbol] INDICATES BEARING FROM POINT-LOAD ABOVE
 - [Symbol] JACKS
 - [Symbol] BEAM-HEADER
 - [Symbol] FOOTING/THICKENED SLAB
 - [Symbol] STEEL COLUMN
 - [Symbol] TRUSS TIE DOWN
 - [Symbol] PORTAL FRAME
 - [Symbol] JOIST/TRUSS
 - [Symbol] LVL
 - [Symbol] ENGINEERING PAGE NUMBER
 - [Symbol] WINDOW/DOOR TAG
 - [Symbol] PRECAST LINTEL TAG
- SEE FA DETAILS FOR FIRE ASSEMBLIES
 -SEE FG DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

- 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)
 - TURN GABLE BRACING (1/RF-1)
 - TRUSS LATERAL BRACING (2/RF-1c)
 - LIFELINE ATTACHMENT (5/RF-1)
 - FALL PROTECTION ON PLATFORM TRUSS (1/RF-1)
 - IF TRUSS DOES NOT APPEAR ON THE TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING REQUIRED
 - ALL FINISHED ROOF OVERHANGS ARE TO BE 12" FROM FRAMED WALL UNLESS OTHERWISE NOTED.

As directed by the North Carolina Board of Architecture and Registered Interior Designers, architectural seals are not required for these plans and specifications.

DIV-COMM-LOT-UNIT
RLH-NM-1006-D
 COMM-LOT
 TOWNES AT NORTH MAIN - 1006D
 STREET ADDRESS
 APT. NO.
 CITY STATE NC
 LILLINGTON

08/30/2025
 NORTH CAROLINA PROFESSIONAL SEAL
 44932
 JONATHAN EDWARD ALBERTS
 ENGINEER
 NVR, Inc.
 Firm license #: D-0477

©NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.

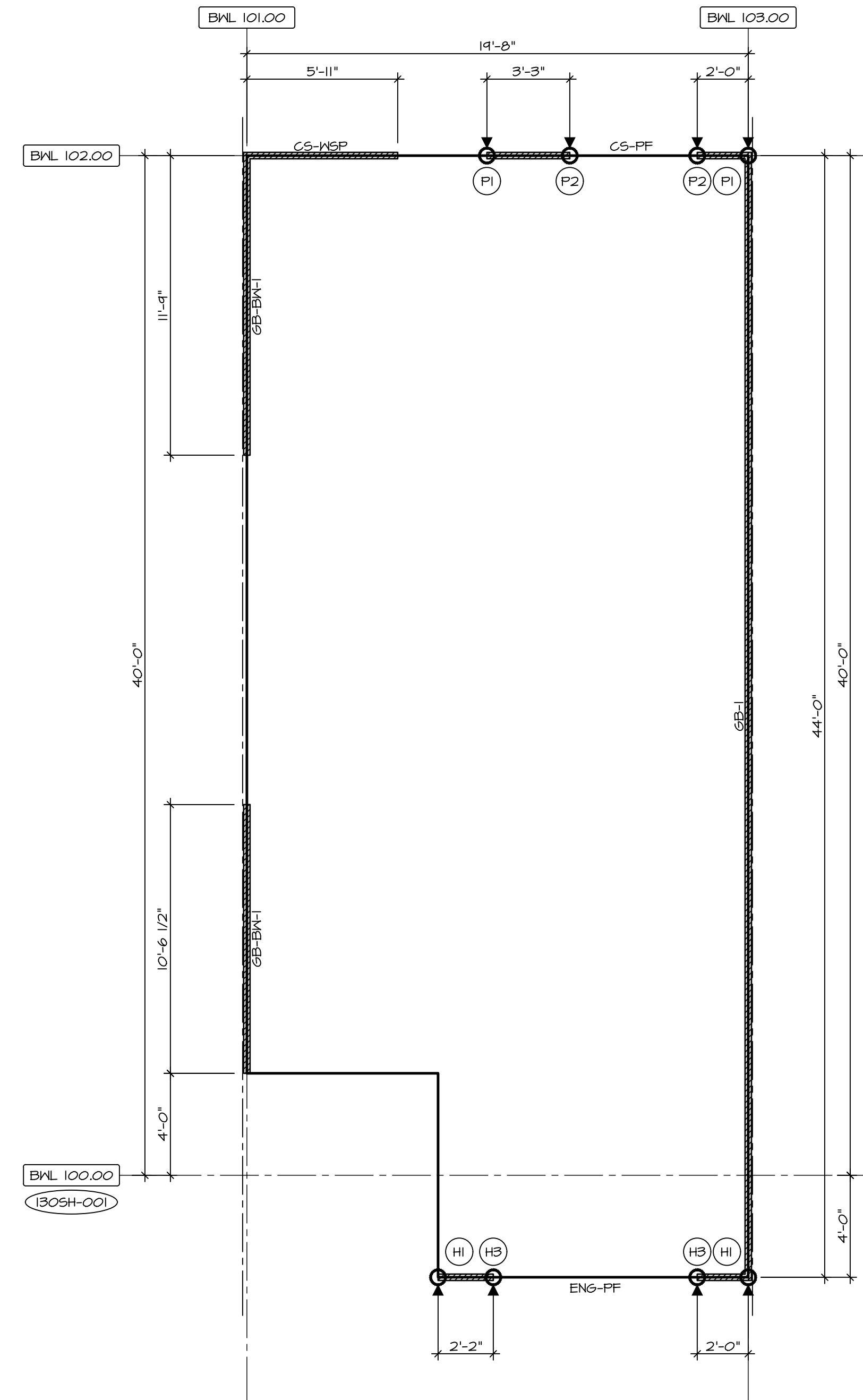
NVR
 NVR, Inc., Suite 100
 5285 Westrick, MD 21703
 Frederick, MD 21703

SHEET NO.
S-2
 20

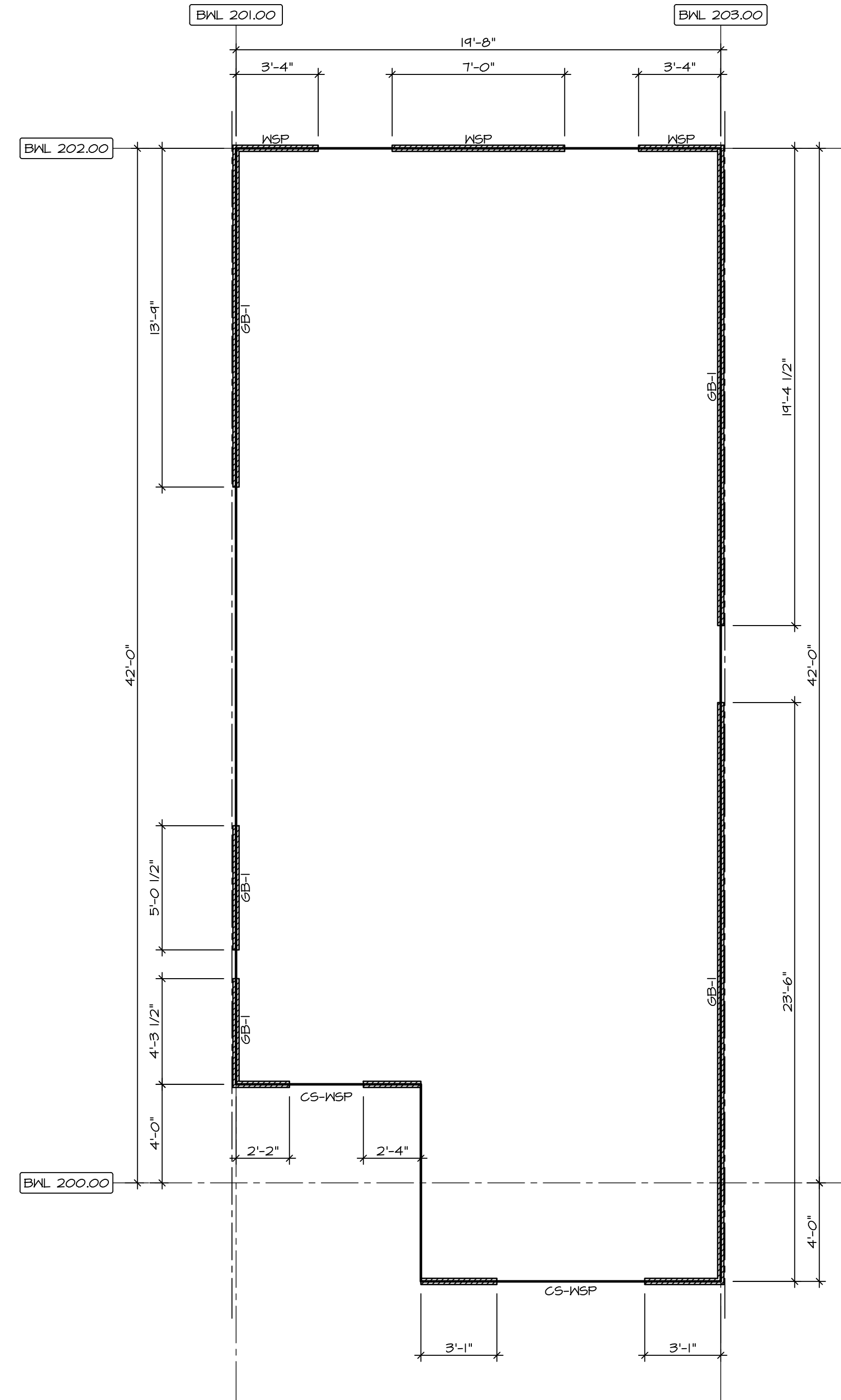
USER:
POPLAR
 DRAWING TITLE
ROOF FRAMING
 OPTION DESCRIPTION
OPTION

SET NO., P.L., R.O.O.
 VERSION 01
 RELEASE NO. ----
 DRAWN BY
 DATE:
 OPTION

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	13.80'	13.80'	CONTINUOUS (WITH GNB)
130 MPH	BWL 103.00	14.70'	22.00'	GB
130 MPH	BWL 200.00	7.25'	10.86'	CONTINUOUS (WITH GNB)
130 MPH	BWL 201.00	7.68'	11.54'	GB
130 MPH	BWL 202.00	8.63'	12.44'	WSP (WITH GNB)
130 MPH	BWL 203.00	7.68'	21.44'	GB



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



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

BRACING LEGEND	
BWL XXXXX	BRACED WALL LINE I.D.
---	BRACED WALL LINE
---	HOUSE WALL
///	BRACED WALL PANEL
(X)	ENGINEERING PAGE NUMBER
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 BRACINGS (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
ENG-WSP-A	ENGINEERED DESIGN W/ WALL 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-1)
ENG-GBI-A	ENGINEERED DESIGN W/ (1) SIDED GYPSUM BOARD TYPE 'A' FASTENING REQUIREMENTS
ENG-GBI-B	ENGINEERED DESIGN W/ (1) SIDED GYPSUM BOARD TYPE 'B' FASTENING REQUIREMENTS
ENG-BW	ENGINEERED DESIGN W/ BLOCK WALL CONSTRUCTION (SEE STANDARD DETAIL I /WB-1)
HO	HOLD-DOWN: 1. SEE SHEET WB-2 FOR "P." INDICATOR SCHEDULE AND DETAILS 2. SEE SHEET WB-1 FOR "H." INDICATOR SCHEDULE AND DETAILS 3. ARROW INDICATES LOCATION.

NOTES:
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).

FASTENING SCHEDULE		
SHEATHING	FASTENER	SPACING
		EDGES
PRESCRIPTIVE 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. 6' O.C.
ENGINEERED 7/16" WOOD STRUCTURAL PANELS (W METHOD ENG-WSP-A, ENG-WSP-B, ENG-WSP-C)	A - 8d COMMON NAILS	4' O.C. 6' O.C.
	A - 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES	3' O.C. 6' O.C.
	B - 8d COMMON NAILS*	3' O.C. 6' O.C.
	B - 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES	N/A 6' O.C.
	C - 8d COMMON NAILS* SHEATHING ON BOTH SIDES OF THE WALL	3' O.C. 6' O.C.
1/2" GYPSUM WALLBOARD (W METHOD GB-1, GB-2, ENG-GBI-A)	1-1/4" LONG, 1/4" HEAD, 0.98" DIA. ANNULAR-RINGED NAILS CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	7' O.C. 7' O.C.
	BLOCKING REQUIRED AT ALL GYPSUM EDGES. USE CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	4' O.C. 12' O.C.

NOTES:
1. MINIMUM 7/16" CROWN WIDTH FOR STAPLES IN WOOD STRUCTURAL PANEL.
2. SPECIFIED GYPSUM FASTENING REQUIRED ONLY WHERE METHOD 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.
4. WALL PANELS NOT IDENTIFIED AS BRACED WALL PANELS SHALL BE FASTENED IN ACCORDANCE WITH THE WSP/ENG-WSP-A METHOD.

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.

04-COMM-L0T-UNIT
RLH-NM-1006-D
DOM-L0T
NORTH CAROLINA TOWNES AT NORTH MAIN - 1006D
STREET ADDRESS
APT. NO. ---
CITY STATE ZIP
LILLINGTON NC

08/30/2025
NORTH CAROLINA PROFESSIONAL SEAL
44932
EDWARD ABERTS
NVR, Inc.
Firm license #: D-0477

NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, copied in any form or manner whatsoever, nor are they to be used for any project without the express written consent of NVR, Inc.

NVR
NVR, Inc. Suite 100
5285 Westchase Blvd.
Friedrick, MD 21703

SET NO. P1A00
VERSION 01
RELEASE NO. ---
DRAWN BY
DATE:
OPTION

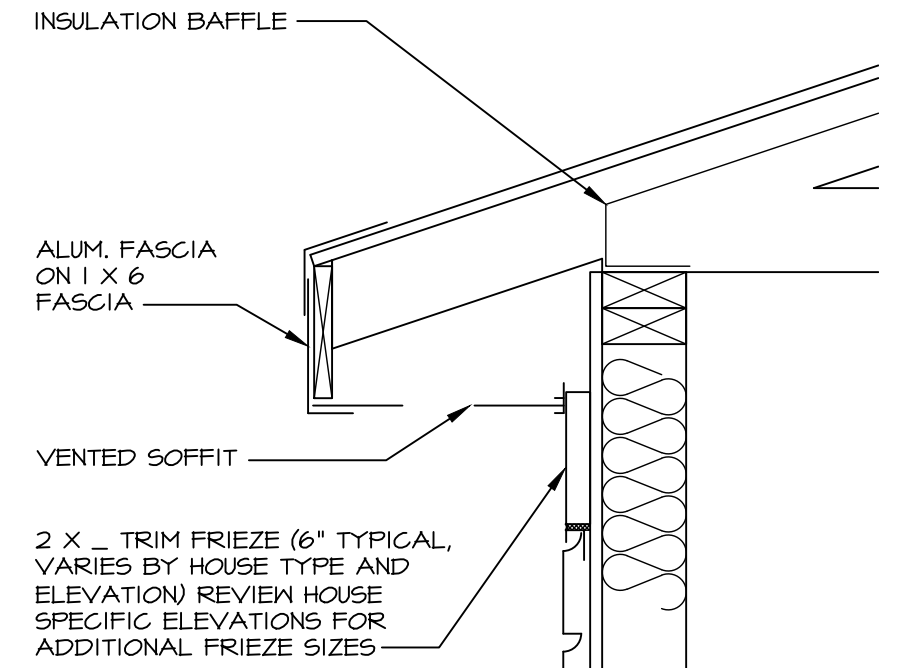
POPLAR
DRAWING TITLE
BRACED WALL PANELS

OPTION DESCRIPTION

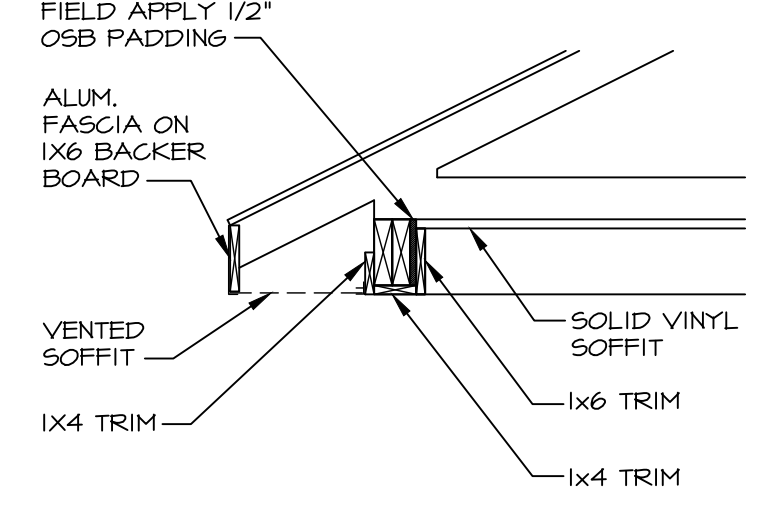
SHEET NO. **S-4**
22

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.

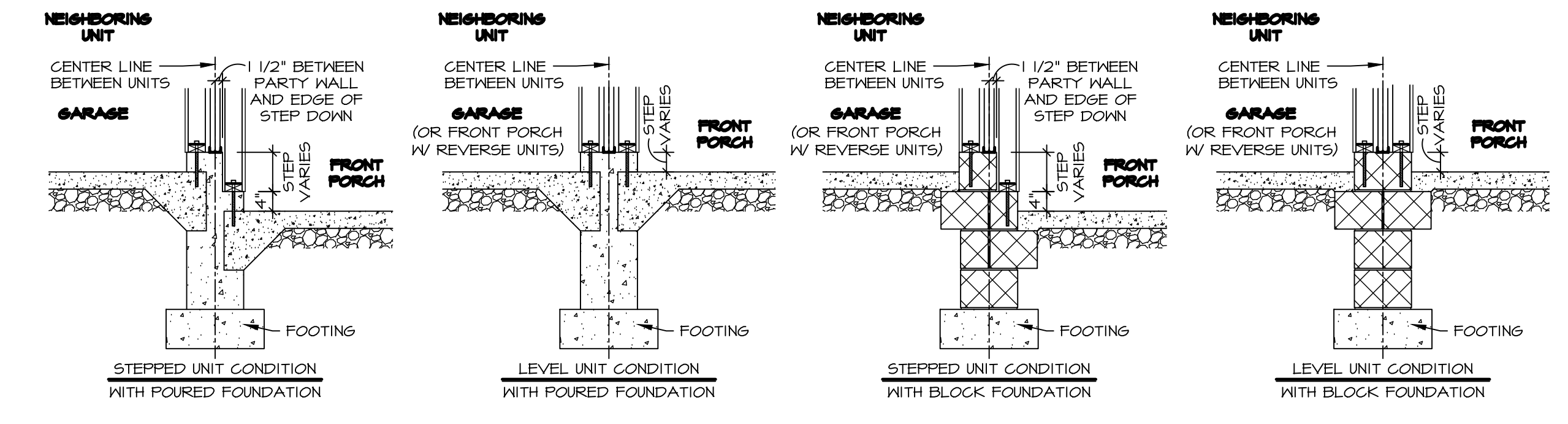
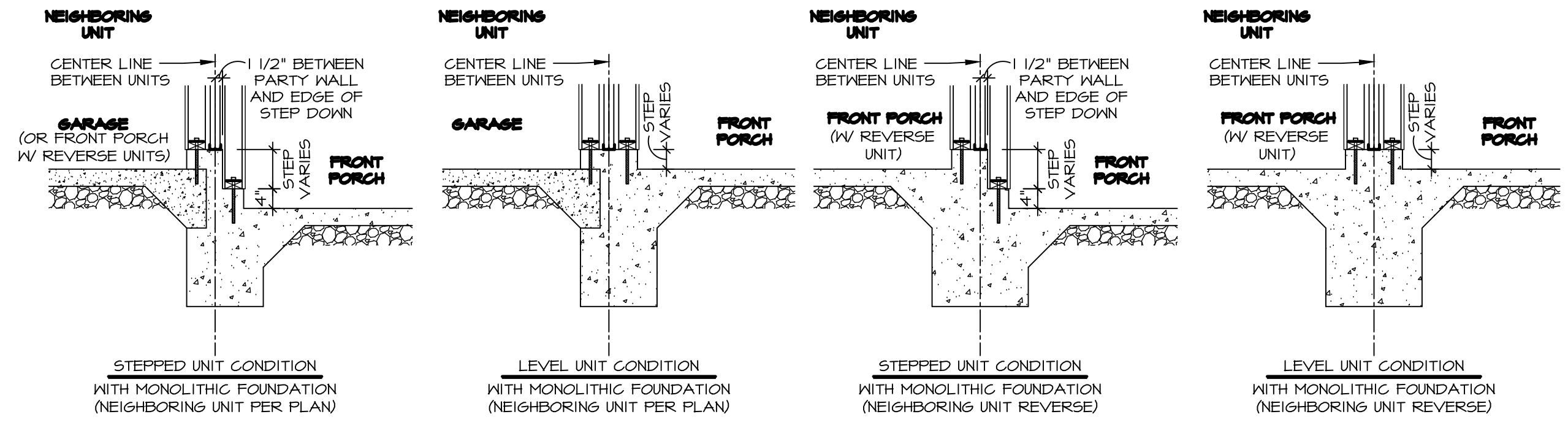
INTERIOR TRIM - IT				
SPECIFICATION	MOULDING	MOULDING PROFILE	LOCATION	OPTIONS
NVR SPECIFICATIONS (SZB)	STANDARD CASING	WM-376 (2 1/4")	THROUGHOUT	STD
	STANDARD BASE	WM-623 (3 1/4")	THROUGHOUT	STD
	OGEE	WM-167	STAIRS, CAPPED WALLS	STD
	1 - PIECE CROWN MOULDING	WM-47 (4 5/8")	DINING ROOM, FOYER, 2ND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



A FRONT SOFFIT DETAIL
SCALE: 1-1/2" = 1'-0"



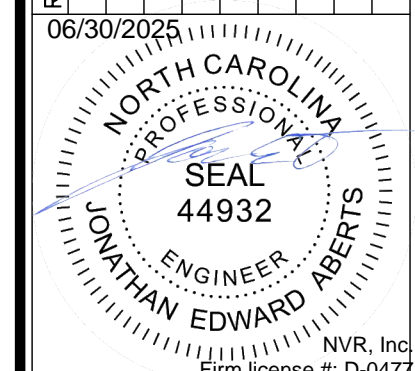
B PORCH BEAM DETAIL
SCALE: 3/4" = 1'-0"



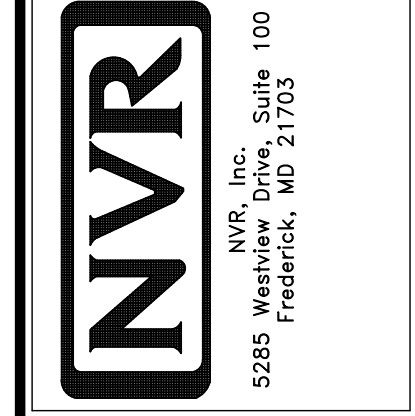
C PARTY WALL SECTION AT FRONT PORCH
SCALE: 1/2" = 1'-0"

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

REV. NO.	DATE	REMARKS
06/30/2025		



NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.



SET NO. PL000	VERSION 01	RELEASE NO. ----
DRAWN BY MTN	DATE: 08/24/2020	OPTION

SHEET NO. AD-1	POPLAR DRAWING TITLE STANDARD DETAILS - HOUSE SPECIFIC	OPTION DESCRIPTION
34		

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.

REV. NO.	DATE	REMARKS
10	11/20/21	ZDM - UPDATED FLASHING JAMB NOTE DETAIL 2 & 3 (PAR#15156)
11	4/16/19	ZDM - ADDED EXTENSION JAMB NOTE DETAIL 2 & 3 (PAR#15156)
12	7/26/19	NS - MOISTURE MANAGEMENT REVISION (JOB #9696)
13	10/18/19	ATK - ADDED SHEATHING AT EXTERIOR WALL W/ VINYL SIDING (REVISION 10/18/19)
14	1/18/20	ATK - ADJUSTED TRIM LAPPING AT GARAGE DOOR HEAD (PAR#15156)
15	4/23/20	ATK - 6/DR-1 - UPDATED KICKPLATE NOTE TO TRIM WITH 5/4x TRIM (PAR#15156)
16	4/23/20	ATK - UPDATES TO DTLS 1,2,3,4,10, OBSOLETE DTL 14 (PAR#15156)
17	4/23/20	ATK - UPDATES TO DTL 14 (PAR#15156)
18	1/20/21	ATK - ADDED VARIABLE PROFILE NOTE TO DETAILS 4, 11, 16, 22

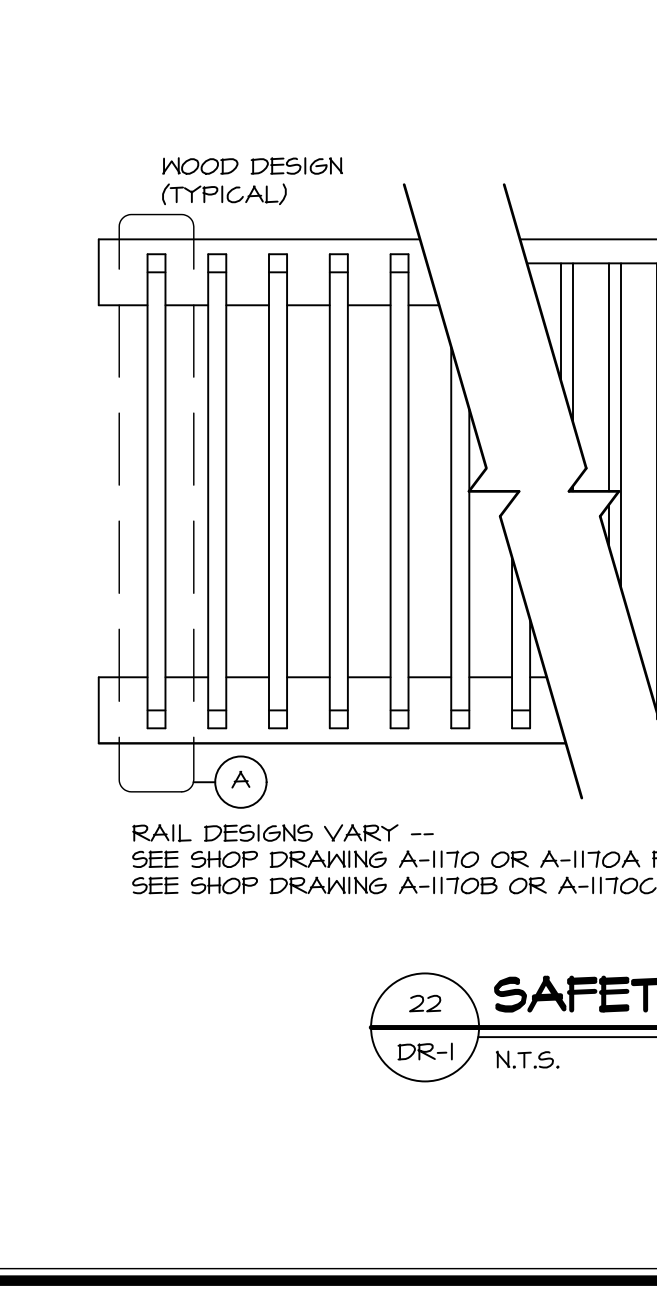
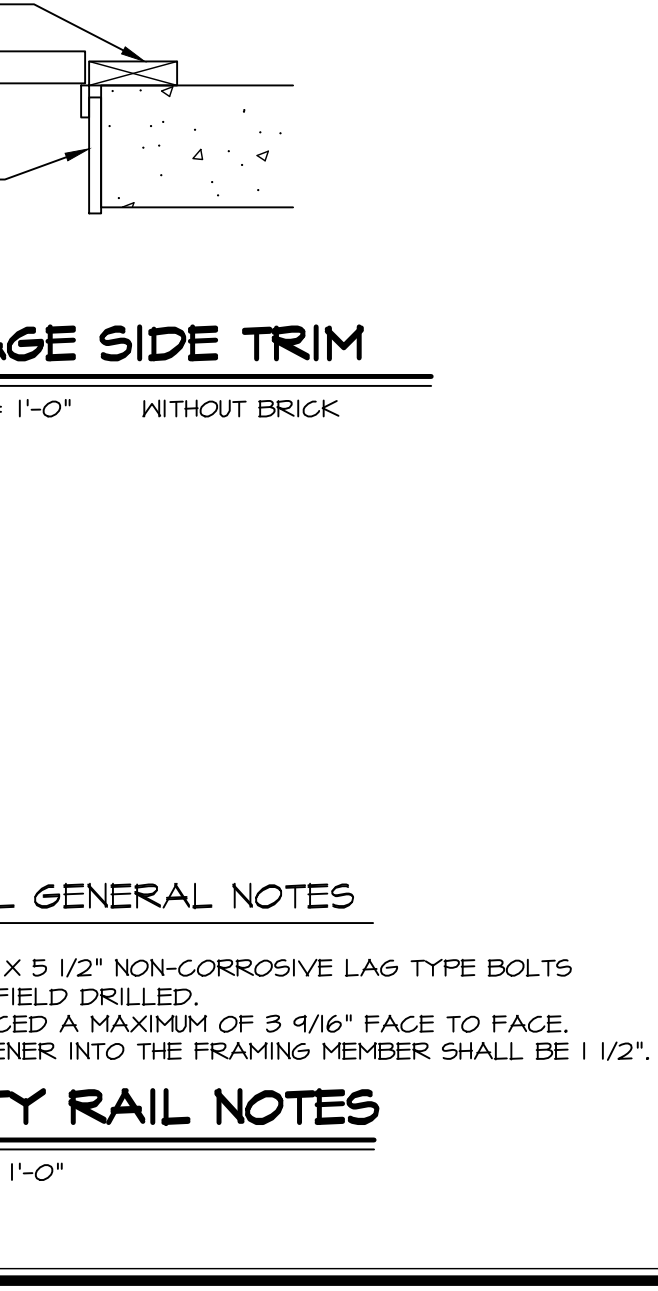
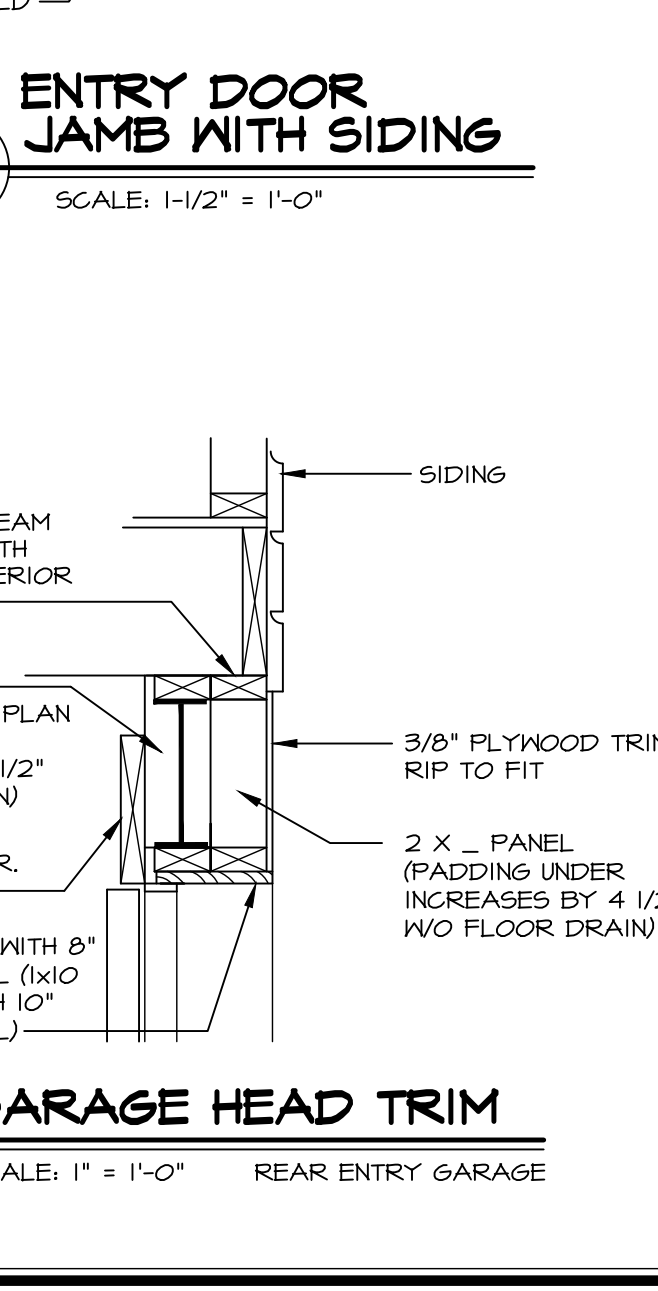
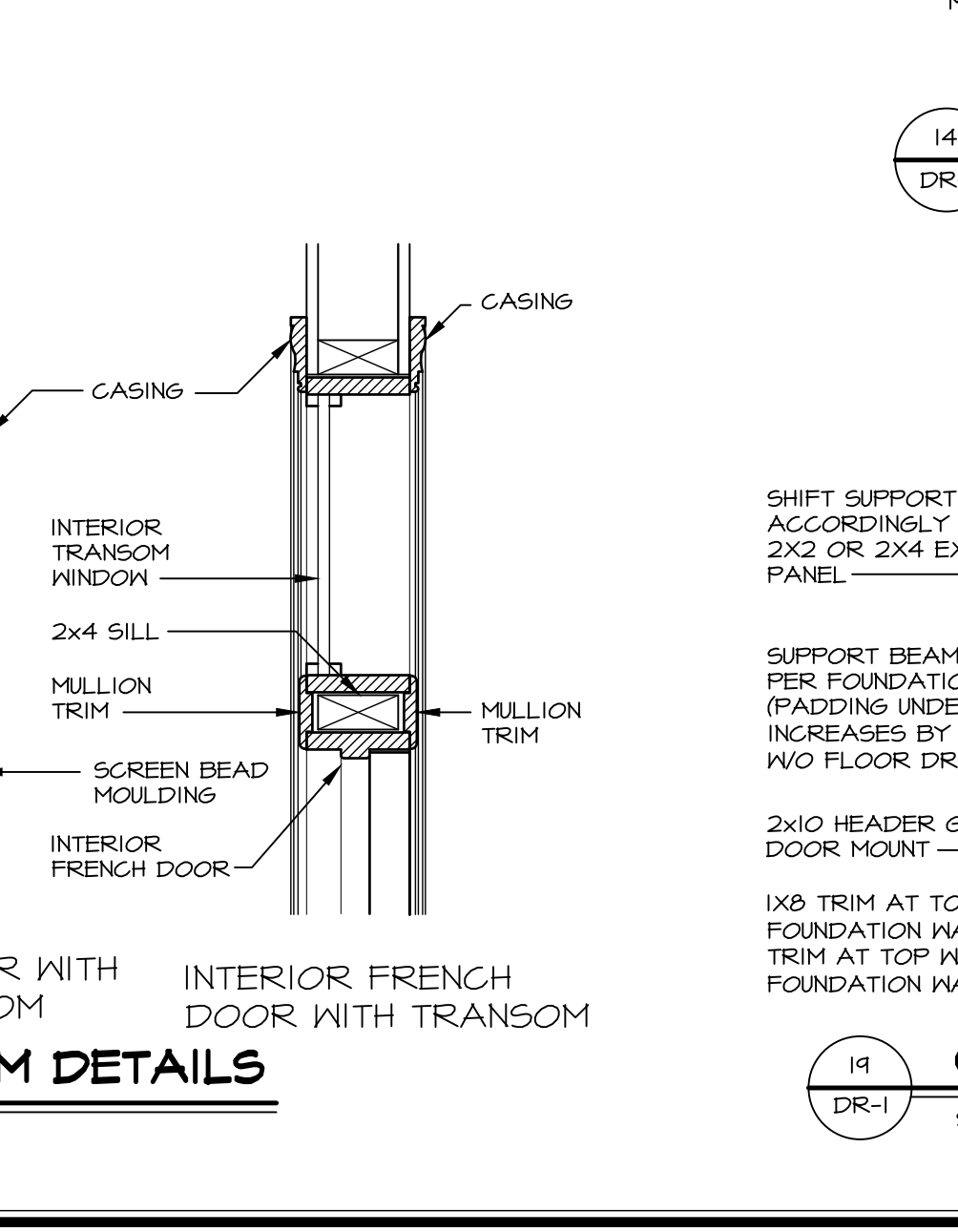
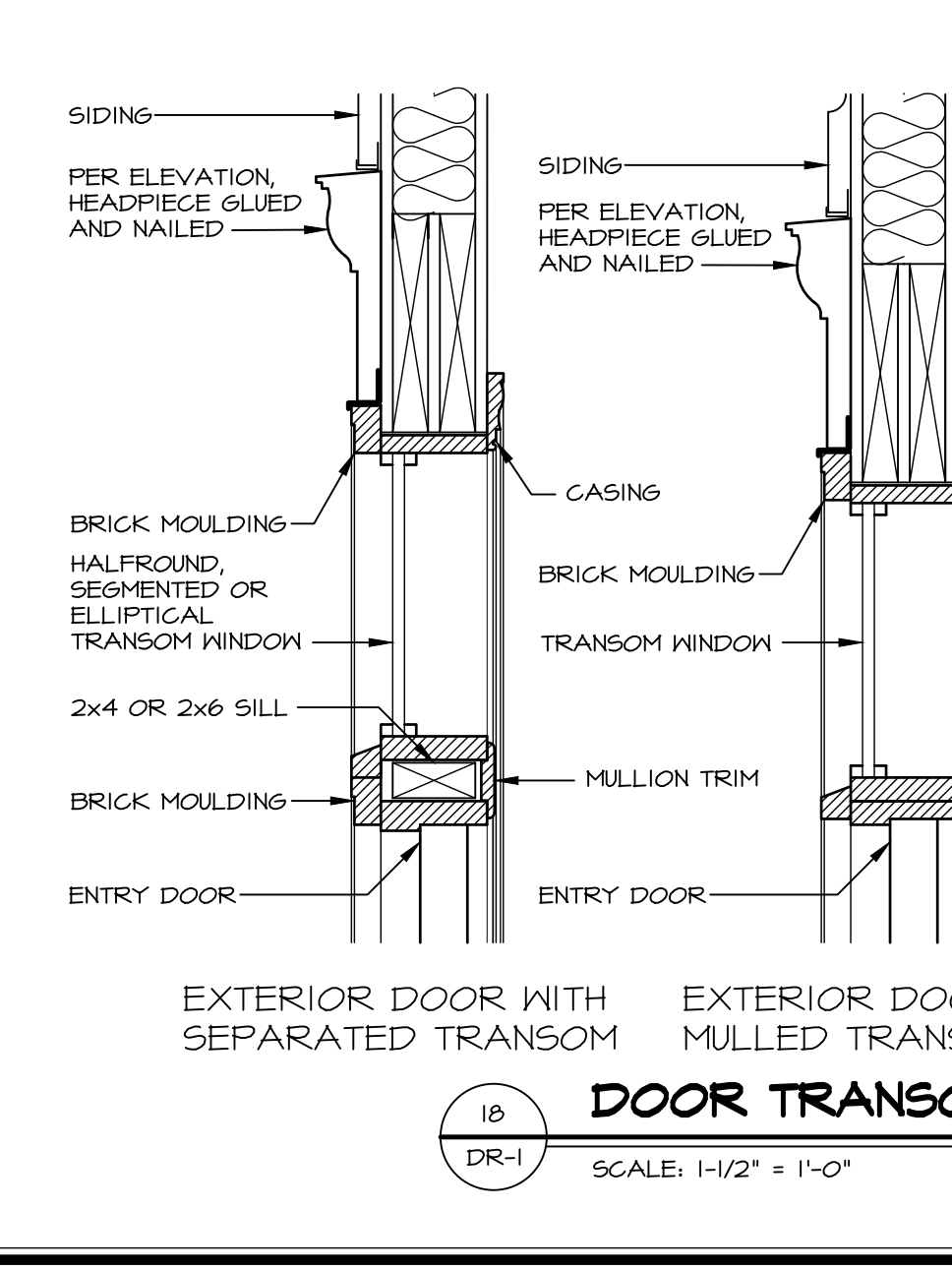
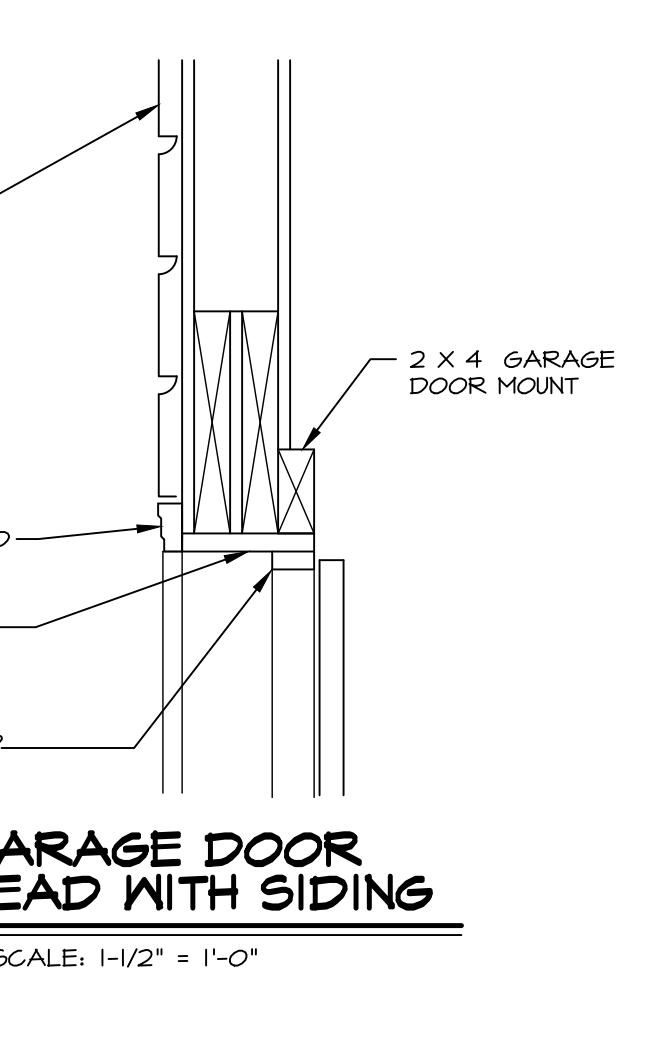
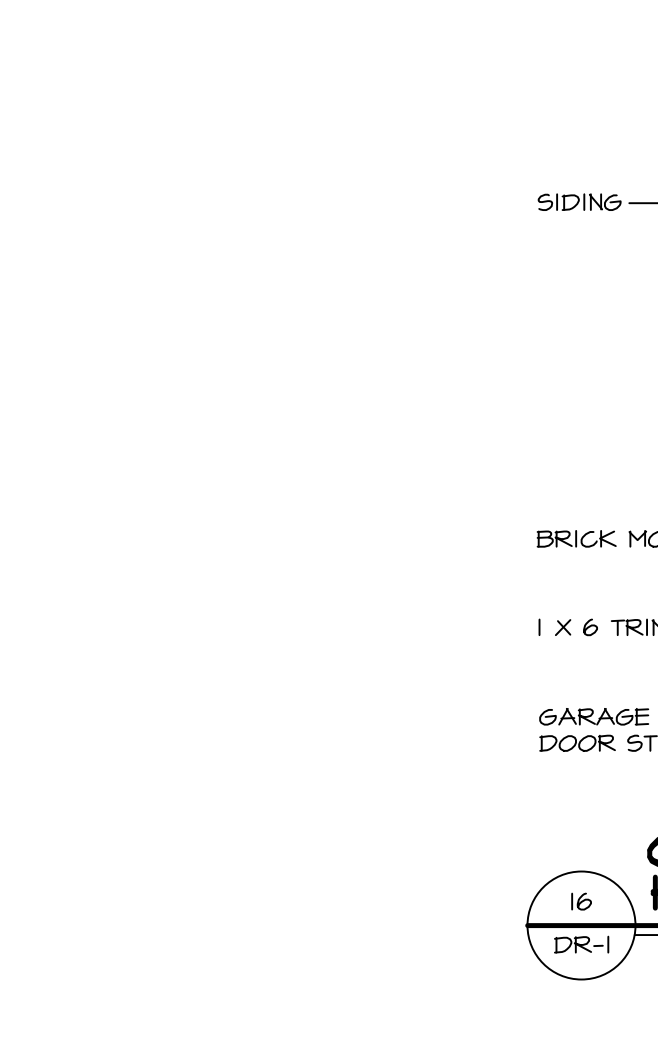
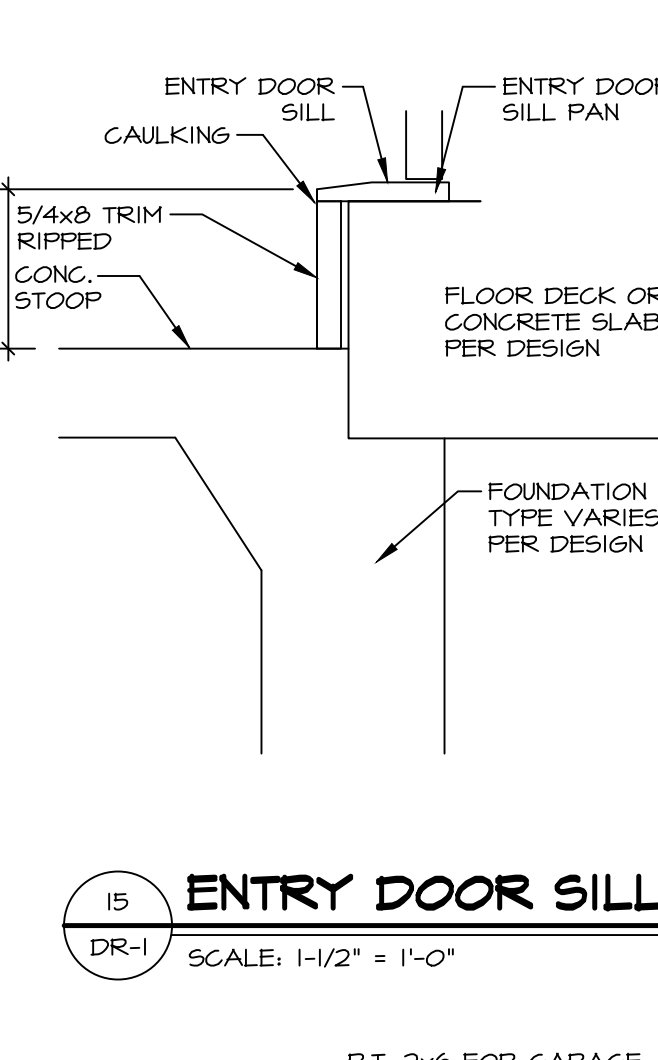
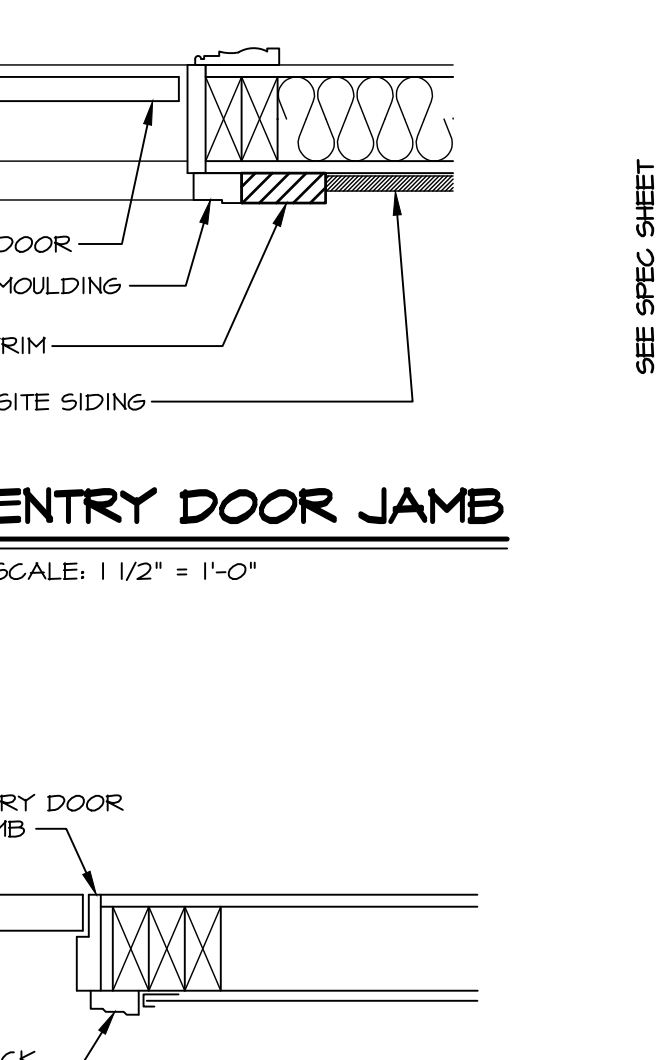
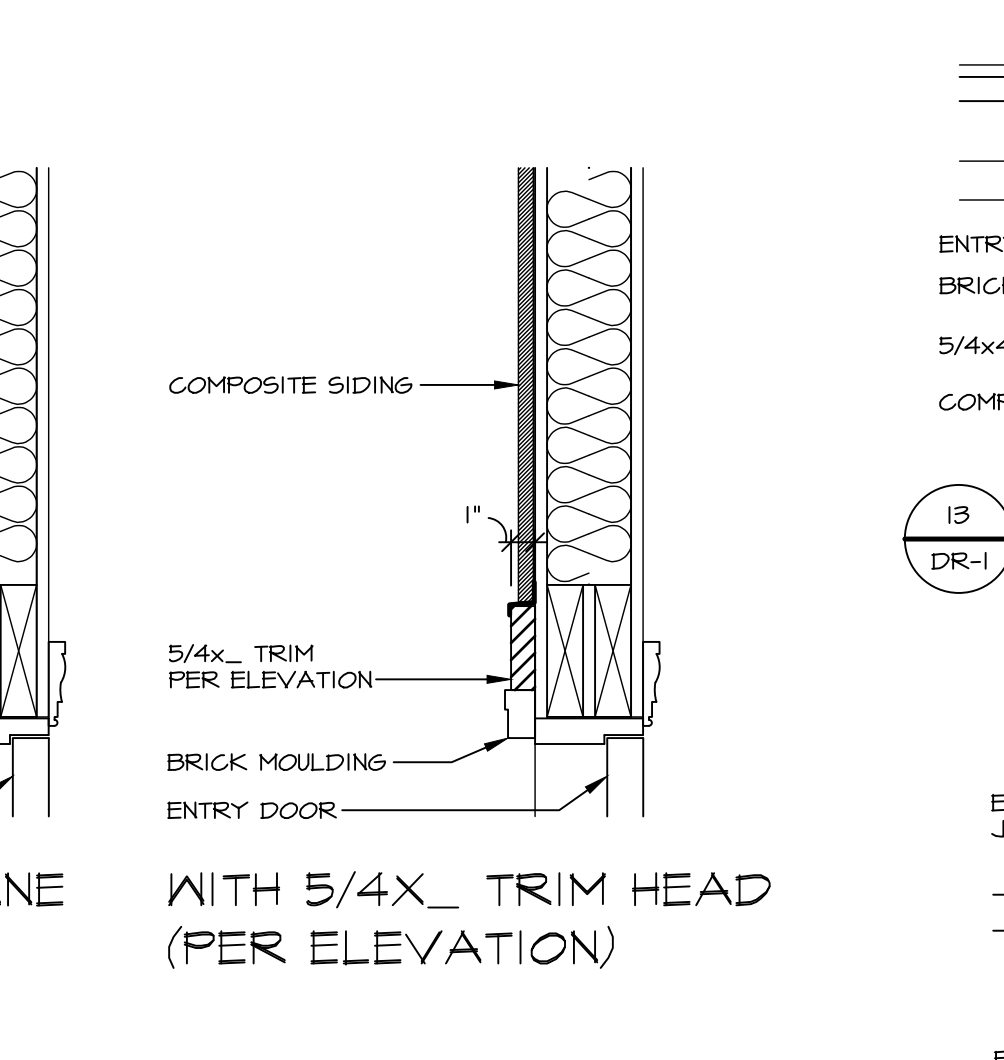
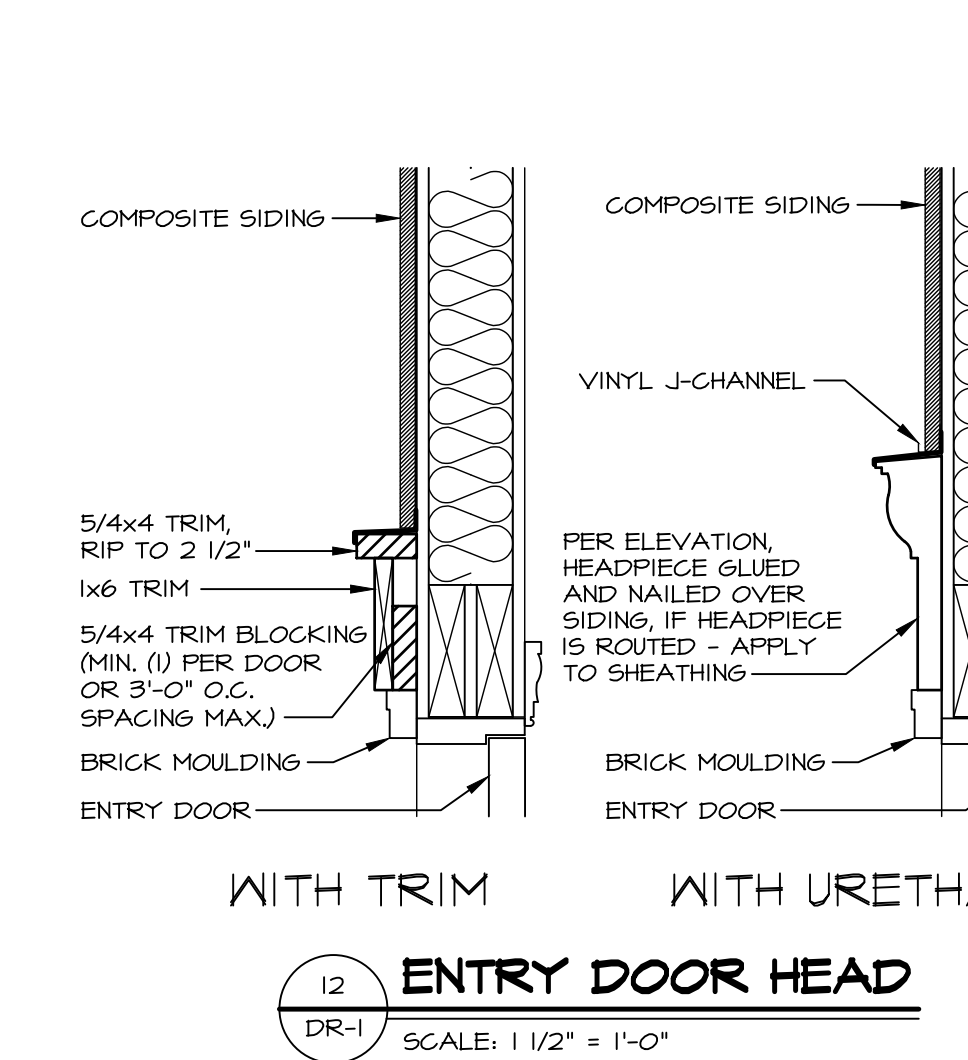
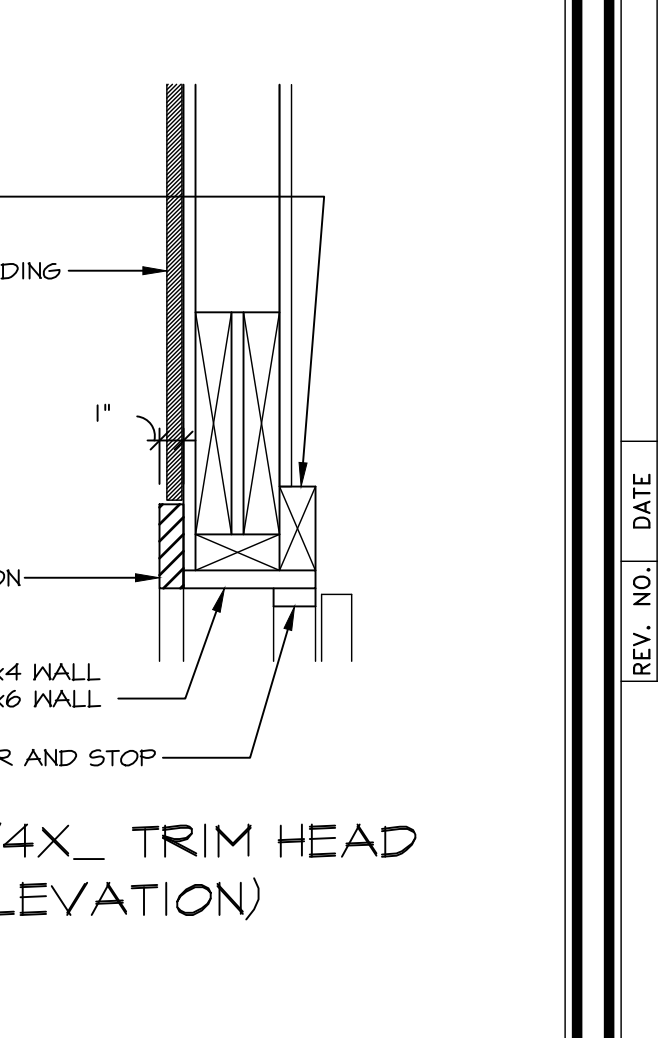
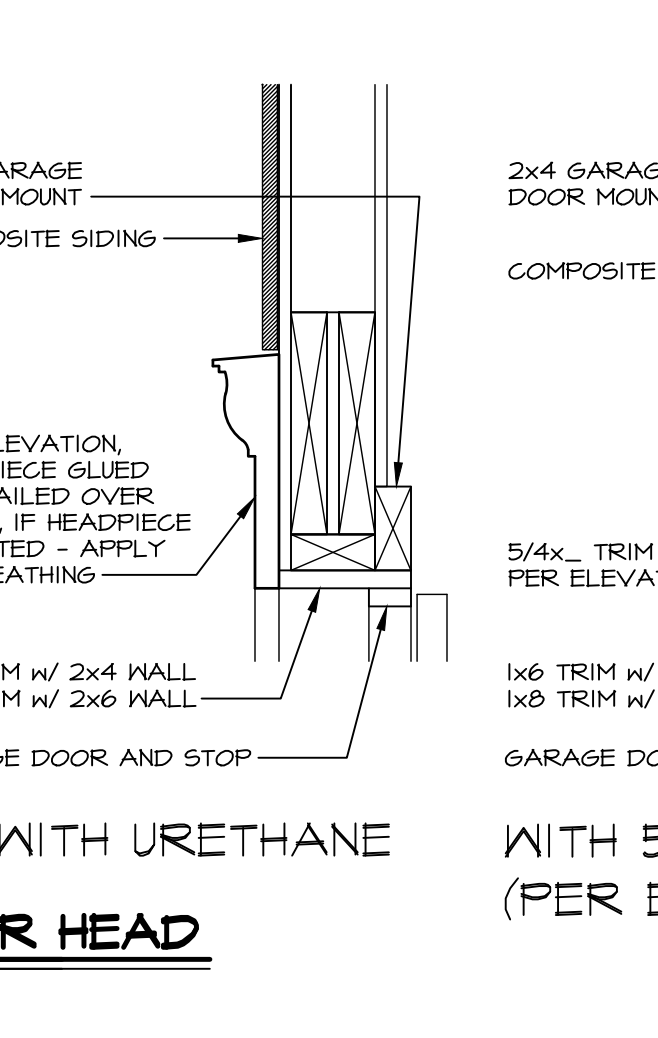
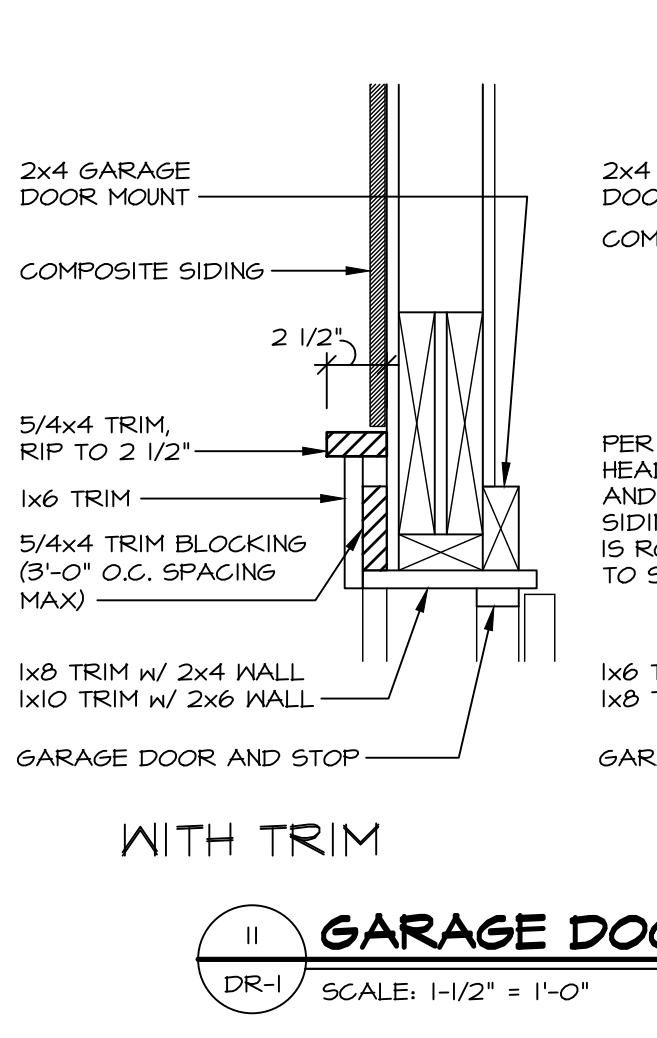
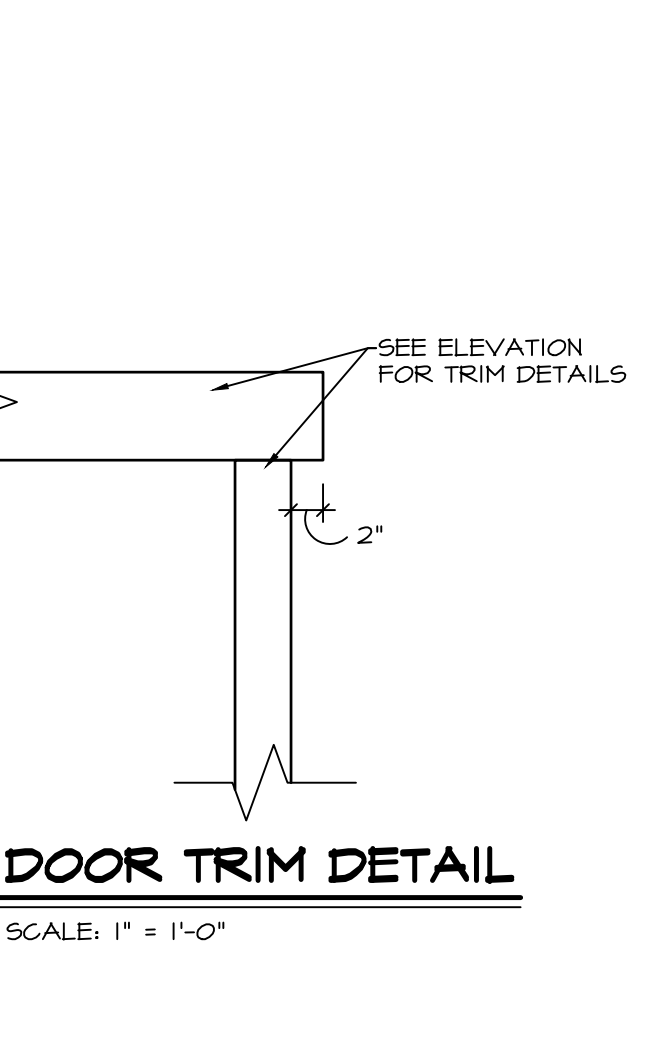
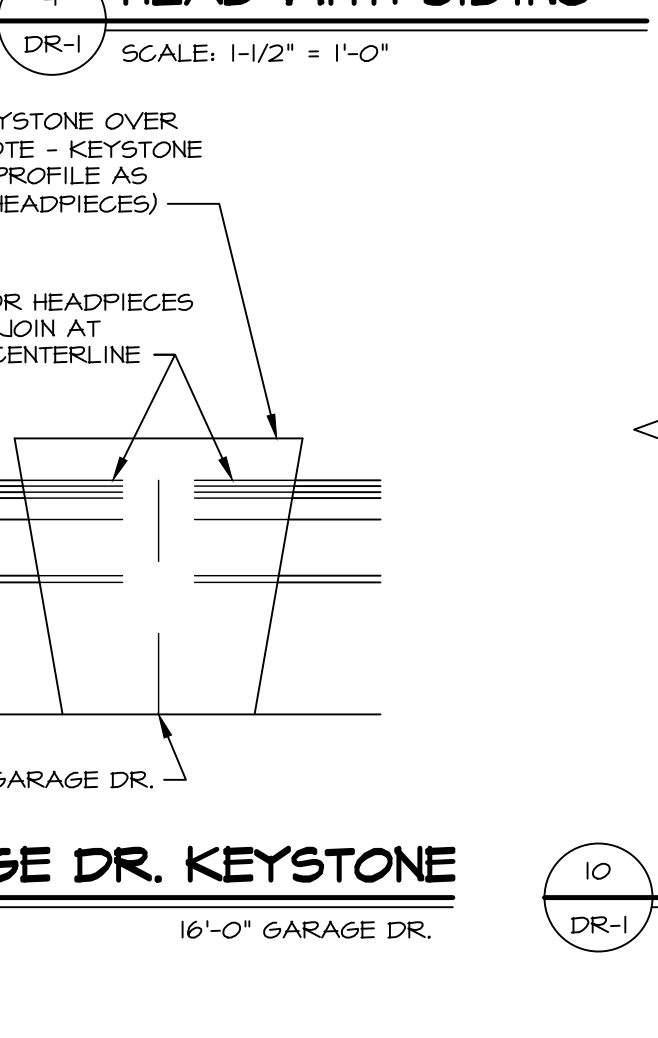
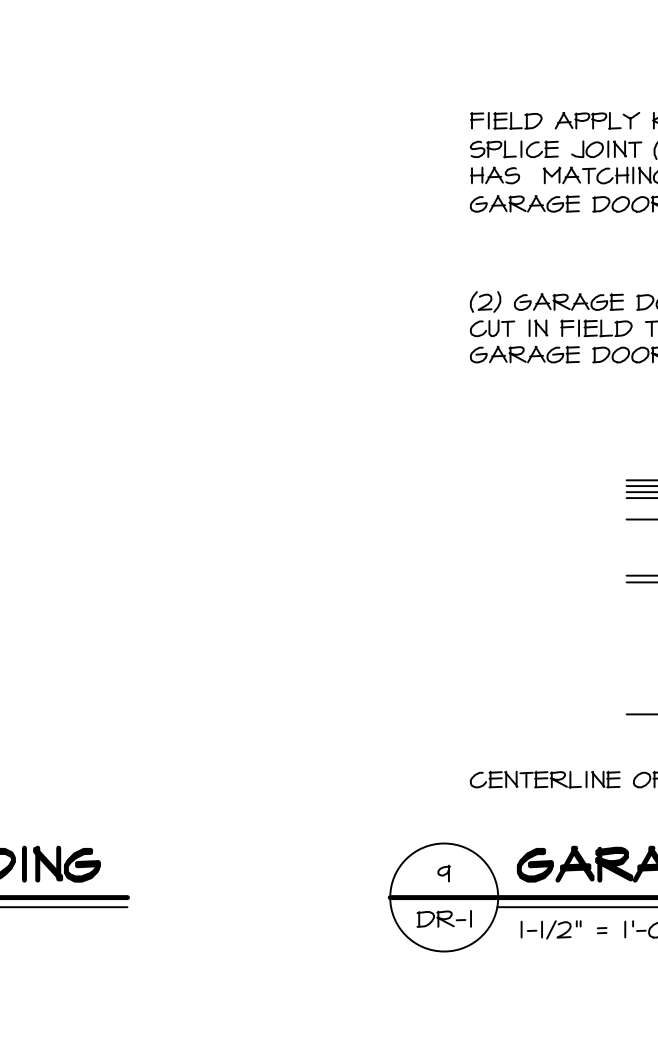
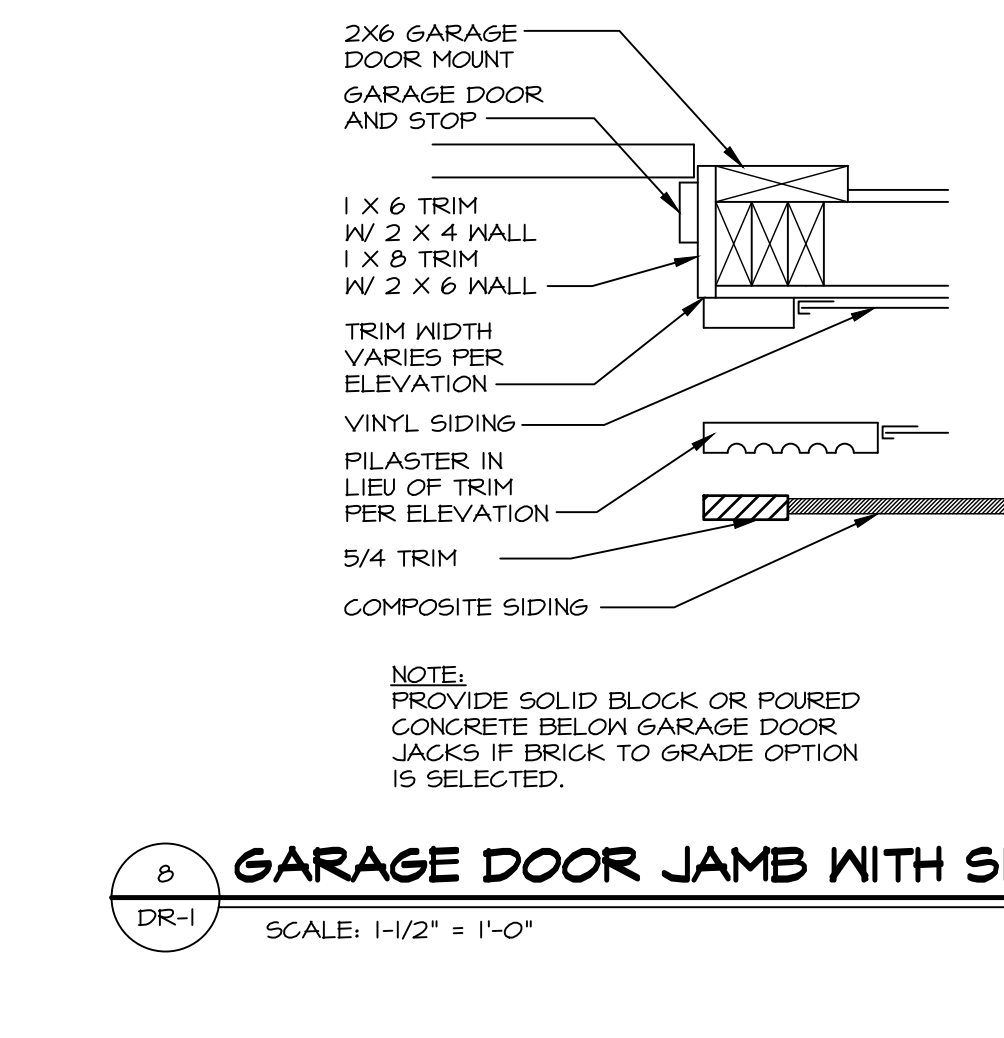
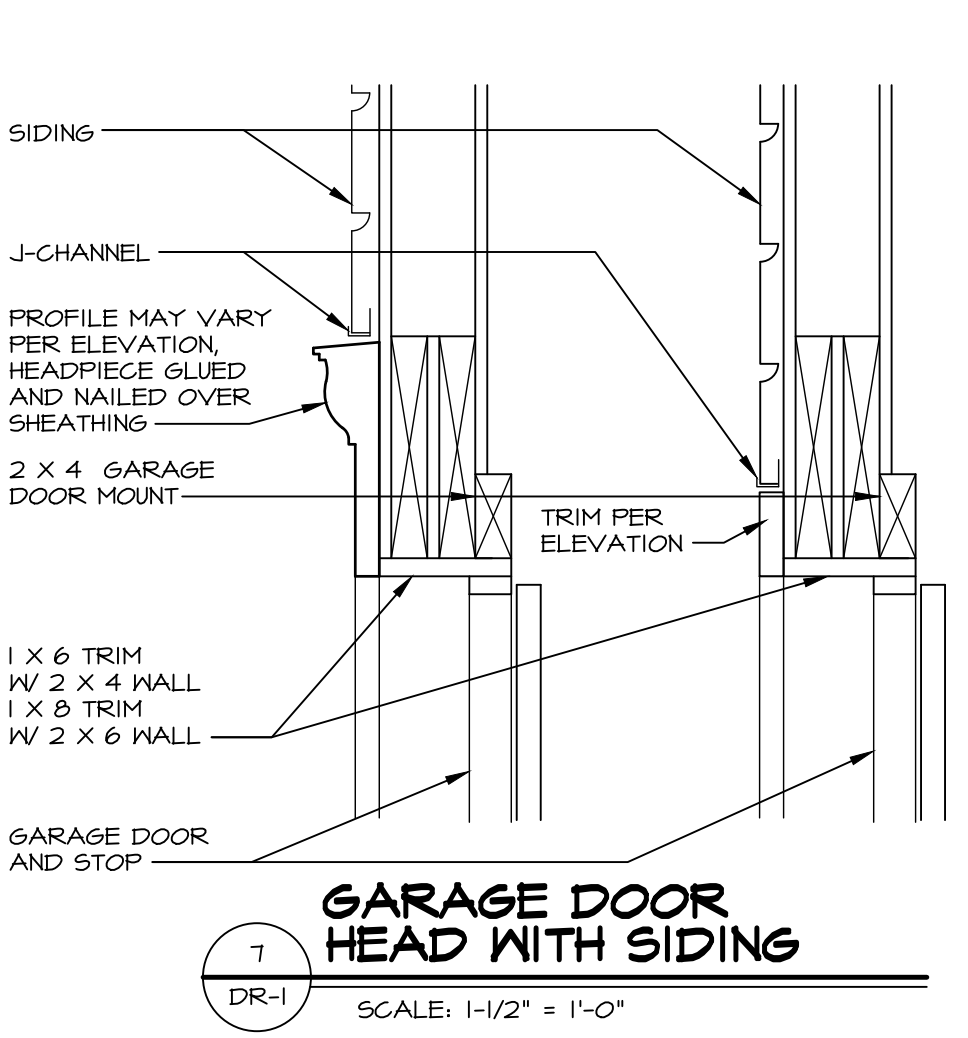
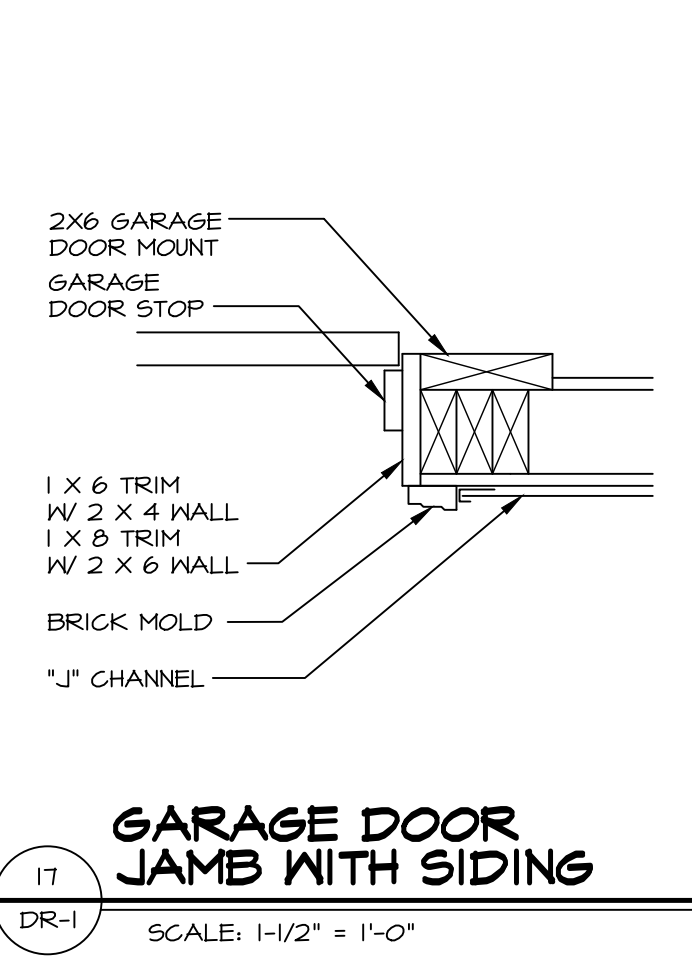
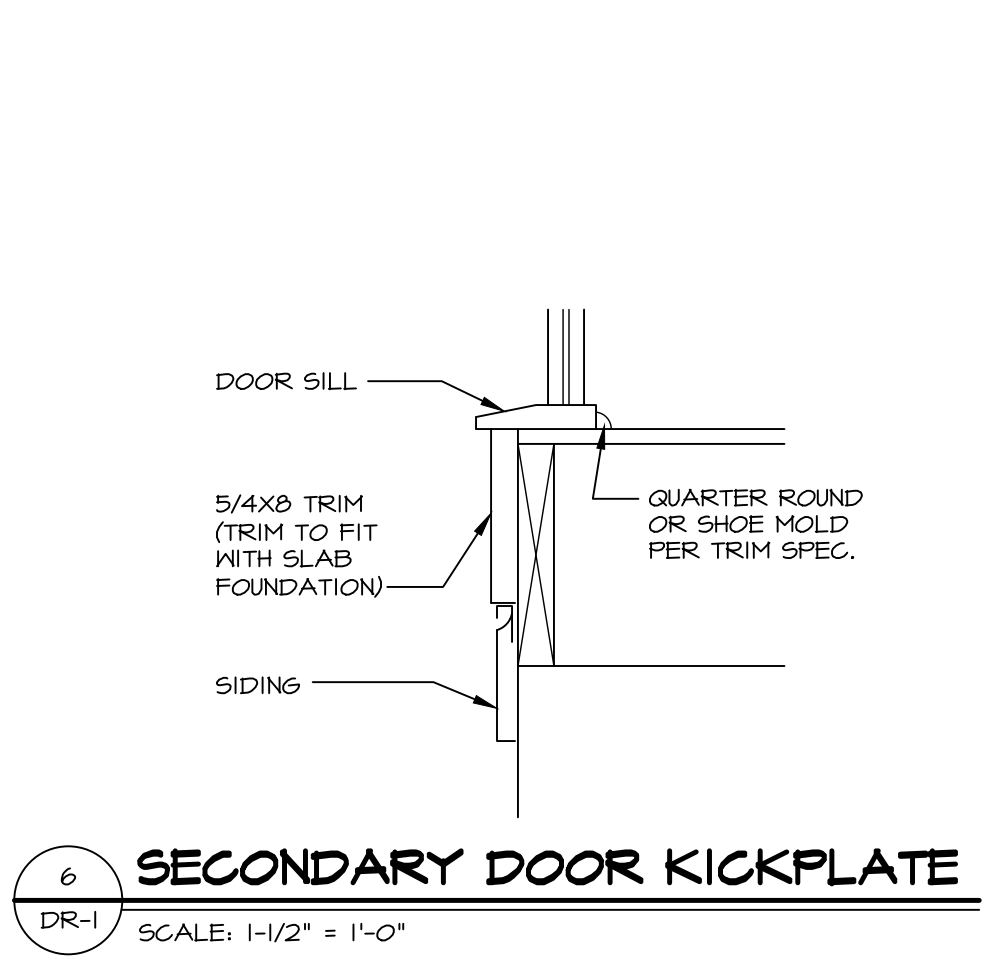
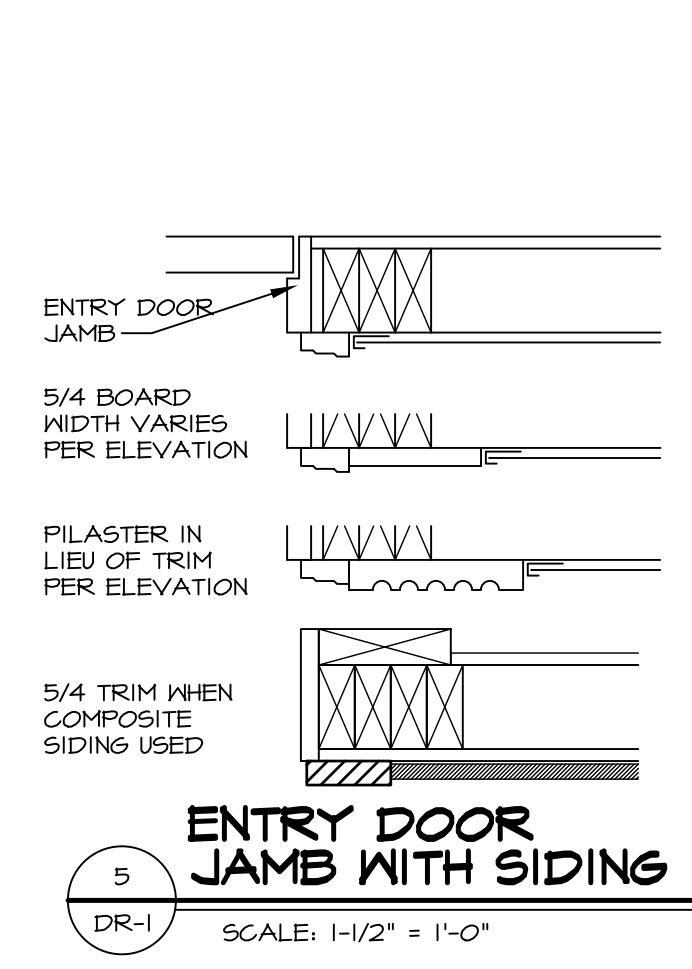
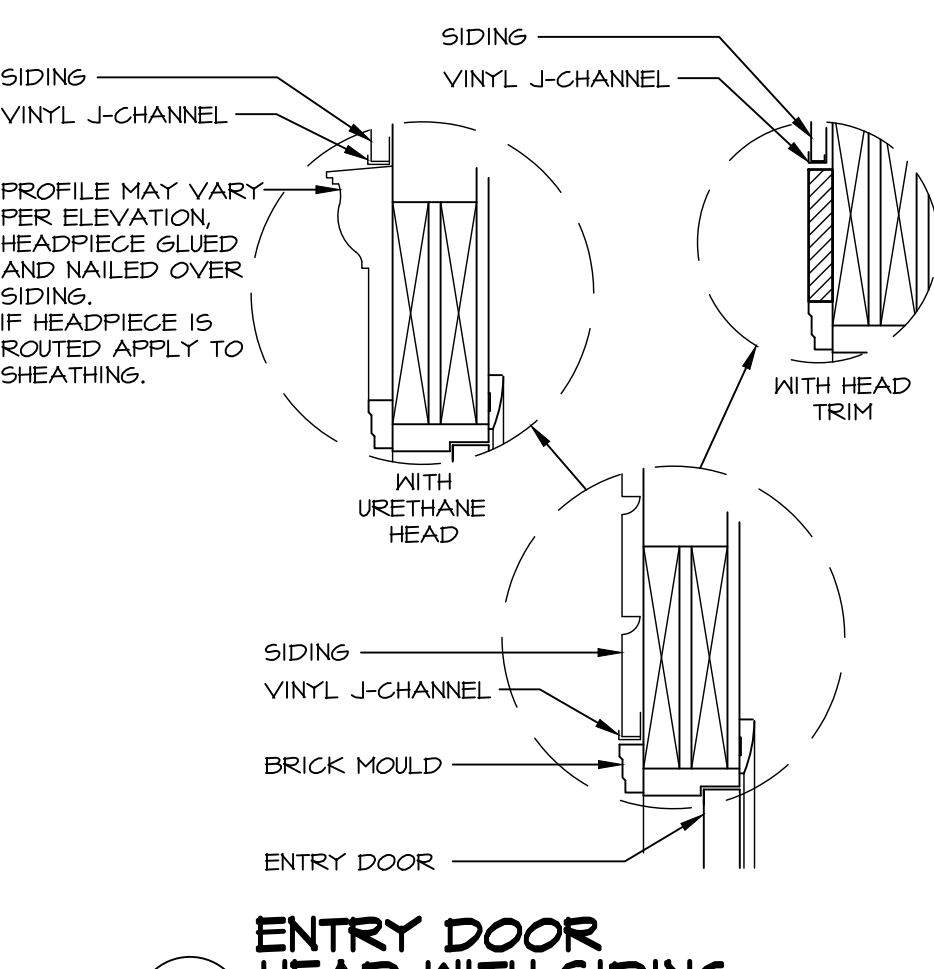
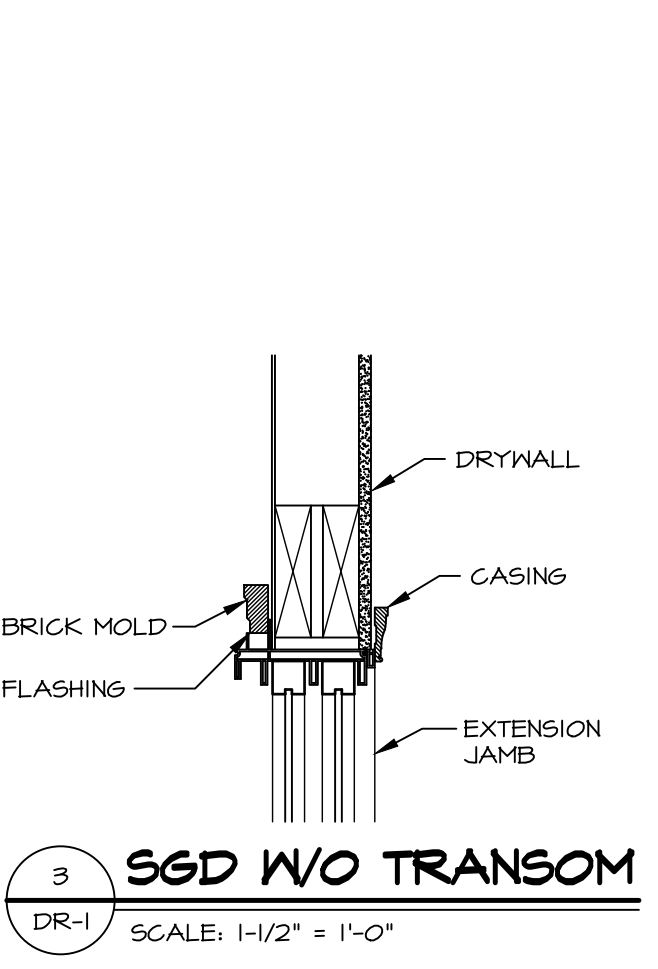
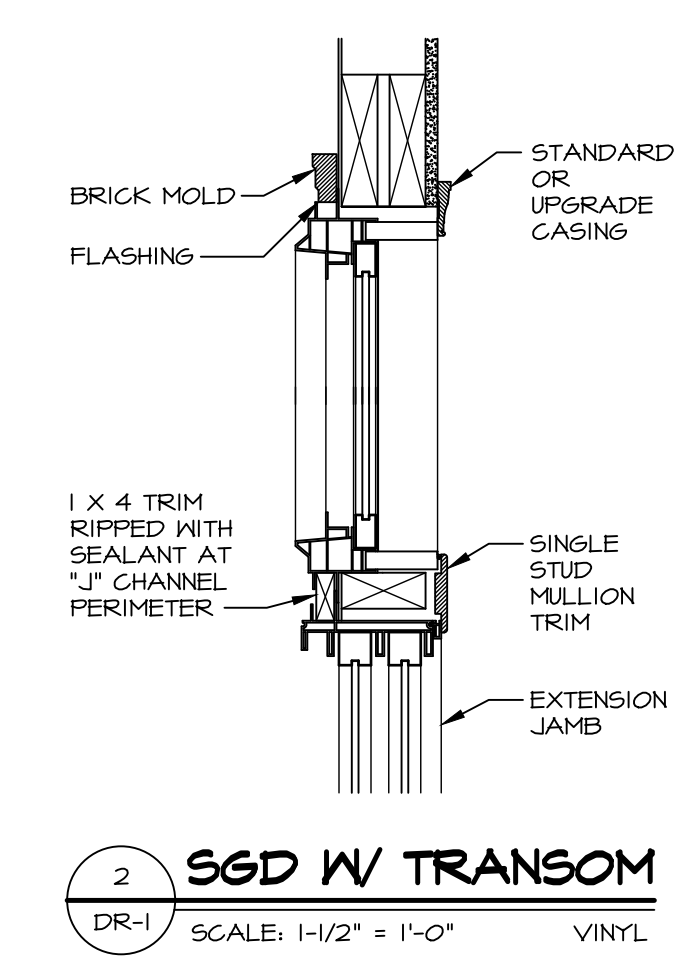
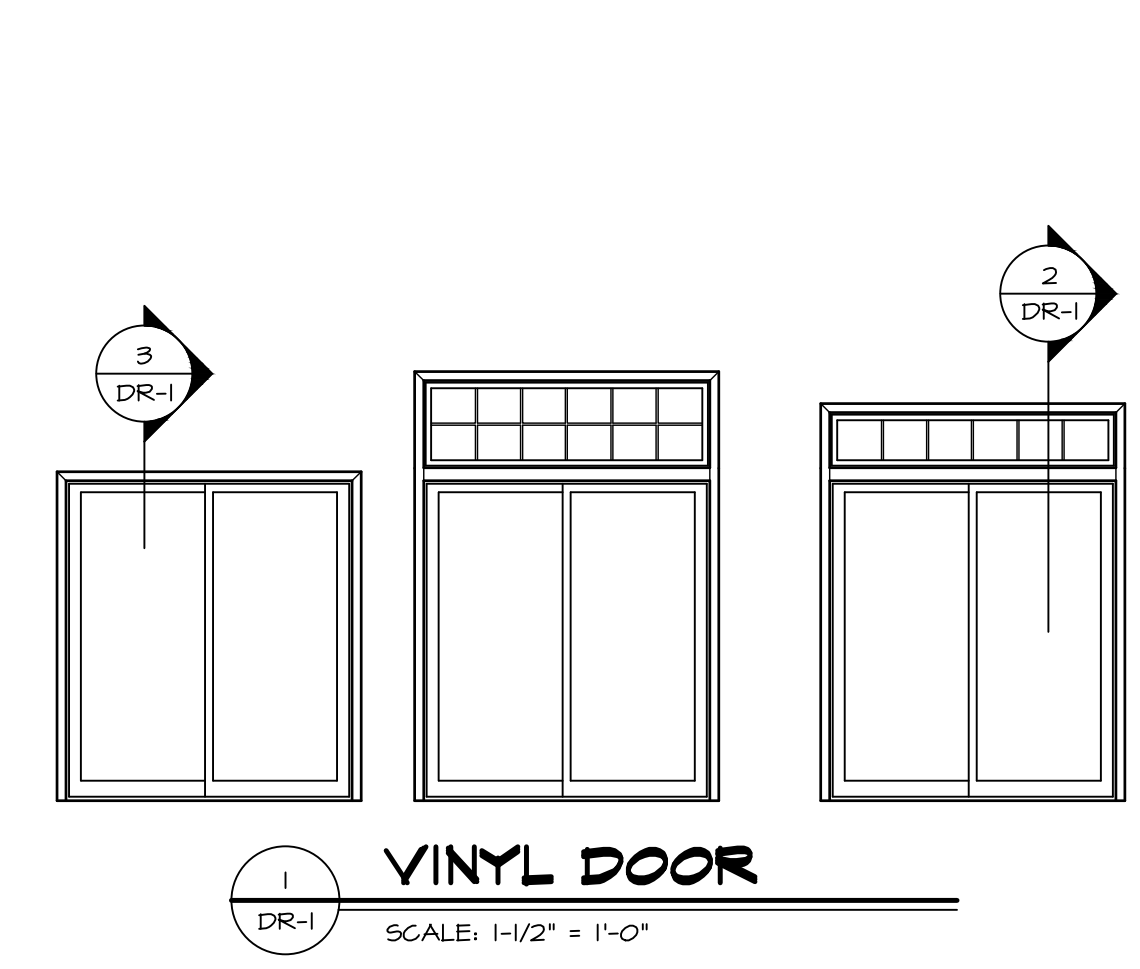
©NVR, Inc., expressly reserves its copyright and other proprietary rights in these plans. These plans are not to be reproduced, stored in a retrieval system, copied in any form or manner whatsoever, nor are they to be used for any project without the prior written consent of NVR, Inc.

NVR
 NVR, Inc. Suite 100
 5285 Westwick
 Frederick, MD 21703

SET NO.	NVR VERSION	DATE	OPTION
1	1.0		

STANDARD DETAILS
 DRAWING TITLE: DOOR DETAILS
 GENERAL DETAILS
 OPTION DESCRIPTION

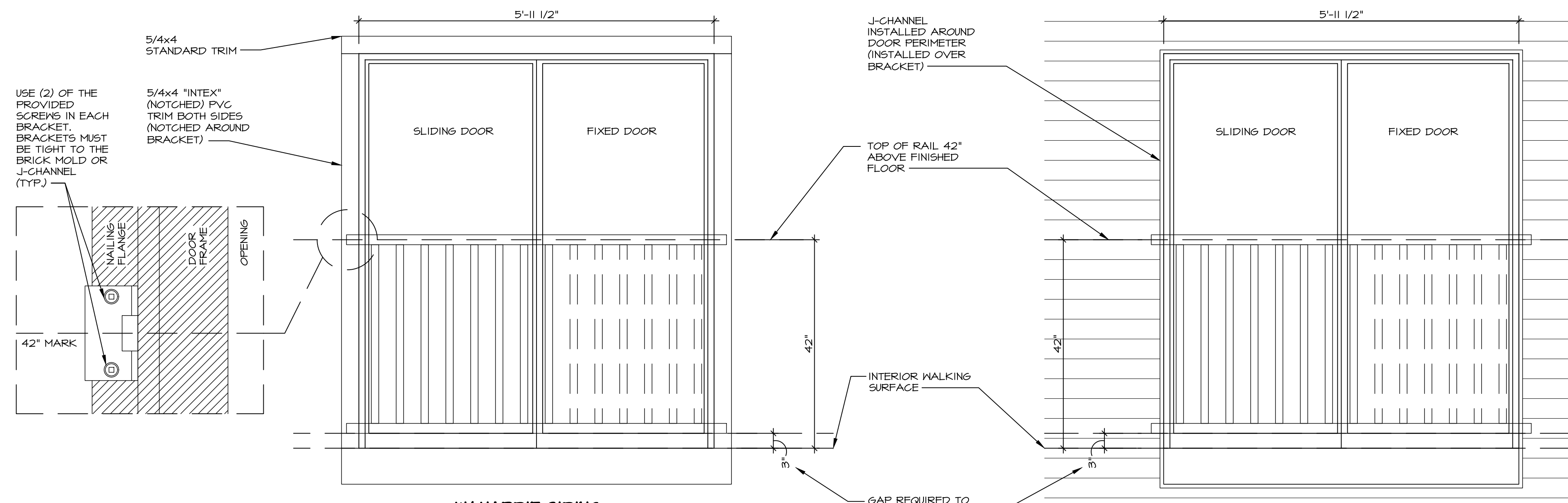
SHEET NO. DR-1



SAFETY RAIL GENERAL NOTES

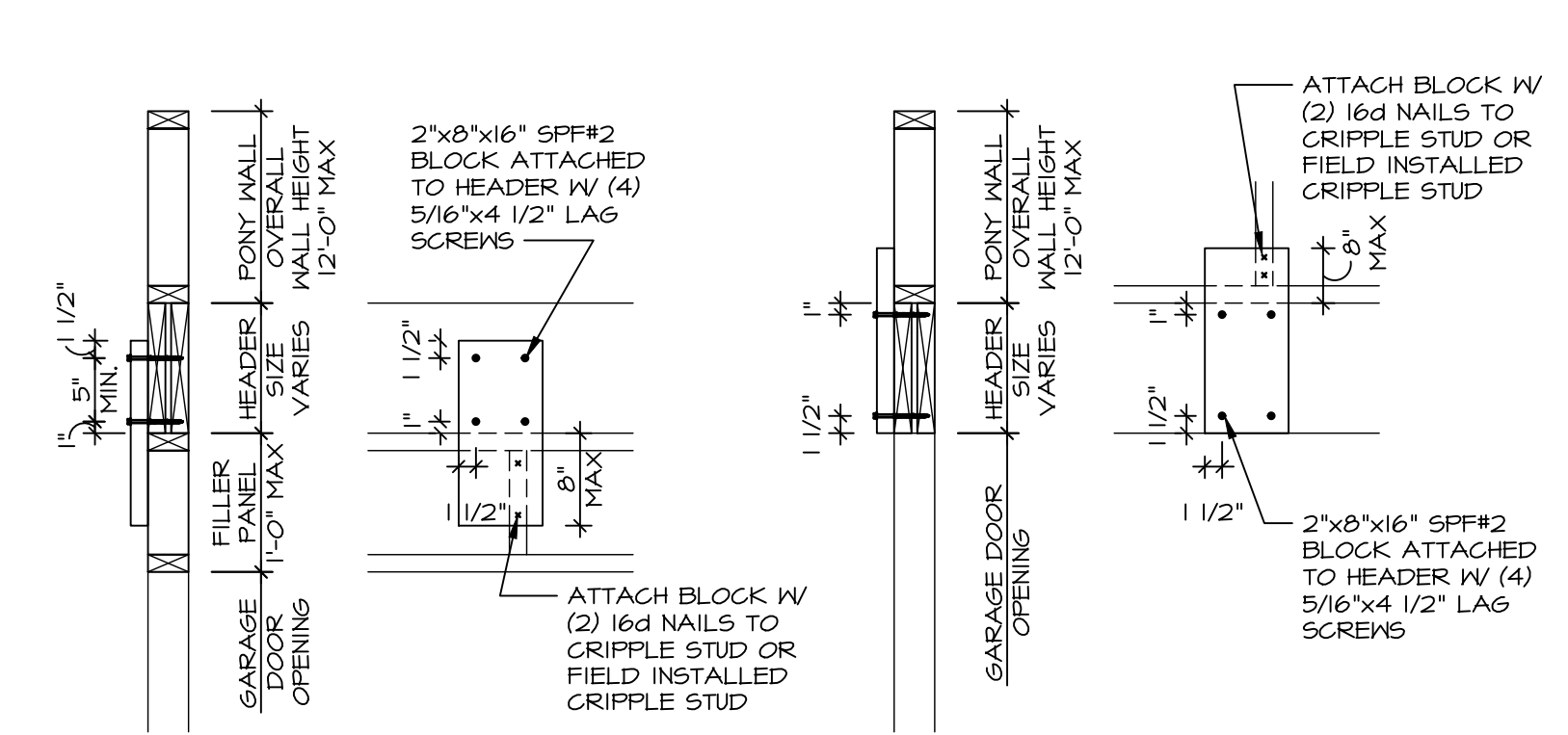
1. FASTEN TO HOUSE WITH (4) EACH 1/4" X 5 1/2" NON-CORROSIVE LAG TYPE BOLTS (SHIPPED LOOSE) AND HOLES TO BE FIELD DRILLED.
2. PICKETS OF RAILING SHALL BE SPACED A MAXIMUM OF 3 9/16" FACE TO FACE.
3. THE MINIMUM PENETRATION OF FASTENER INTO THE FRAMING MEMBER SHALL BE 1 1/2".

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

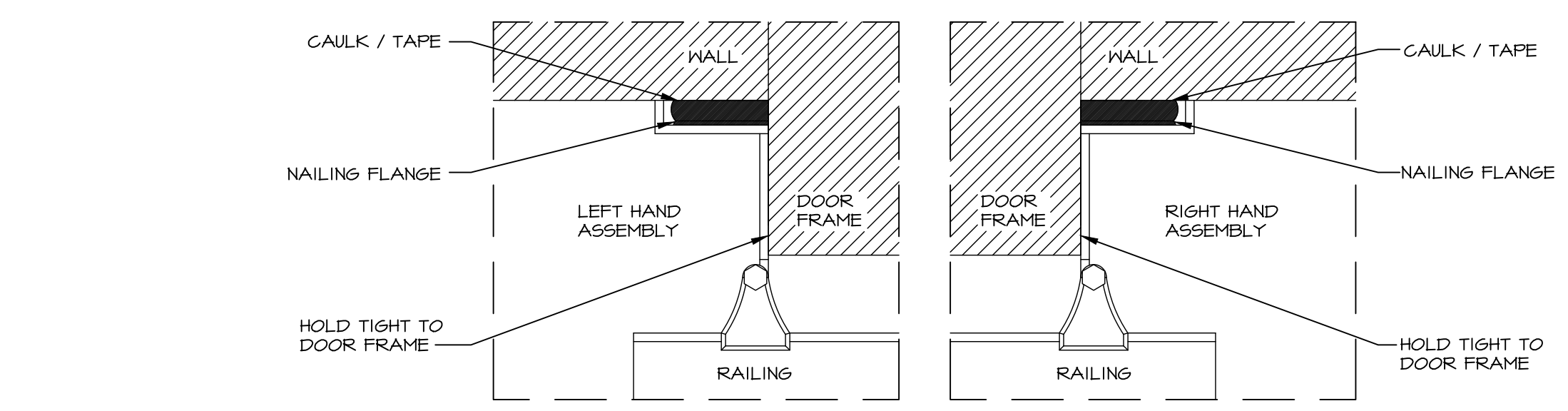


W/ HARDIE SIDING

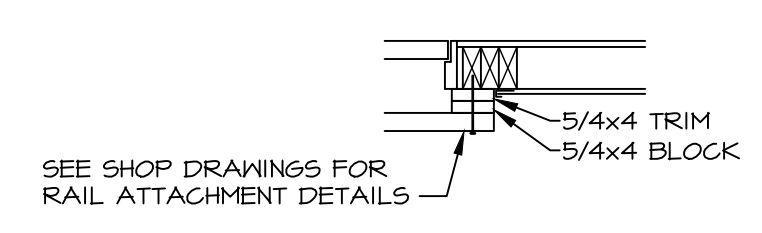
W/ VINYL SIDING



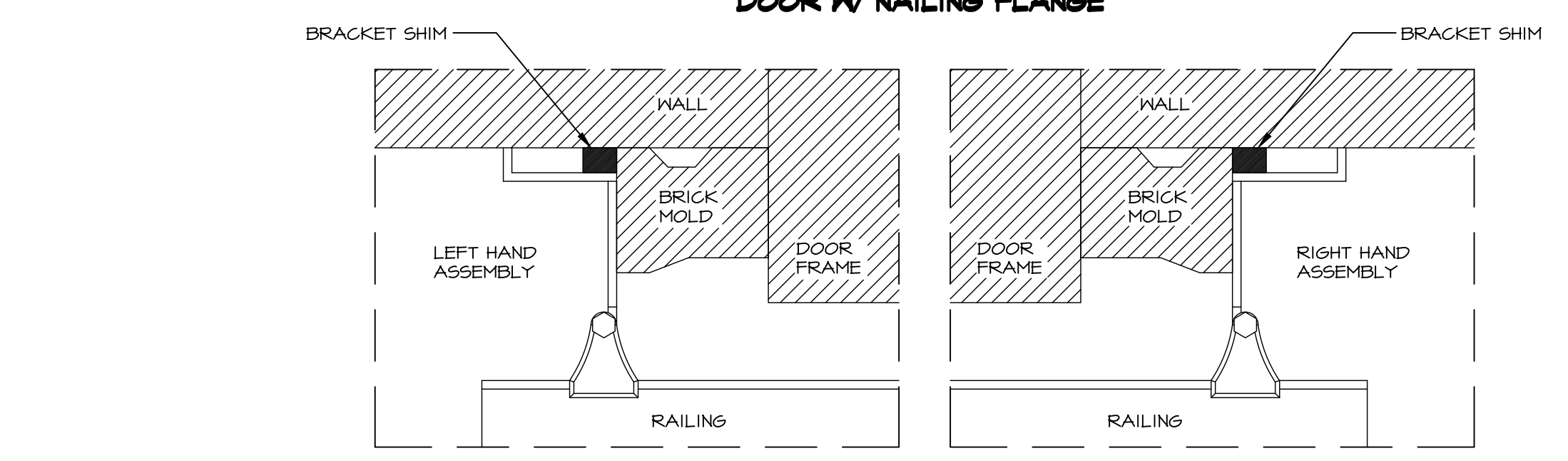
4 TORSION SPRING BLOCKING DETAIL
SCALE: 3/4" = 1'-0"



TOP VIEW DOOR W/ NAILING FLANGE



SAFETY RAIL DETAIL



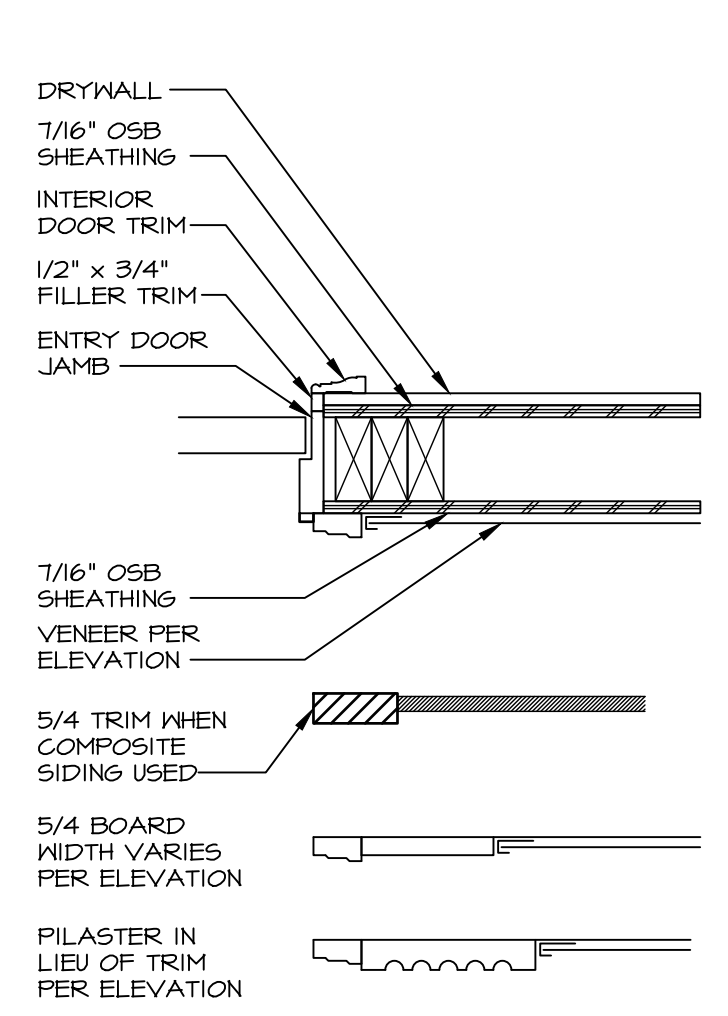
TOP VIEW DOOR W/ BRICK MOLD

1 SAFETY RAIL
N.T.S.

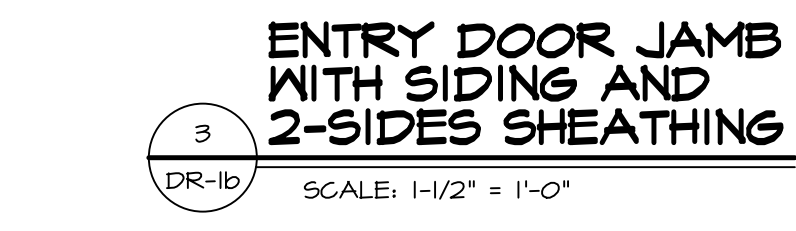
SAFETY RAIL NOTES

1. FASTEN TO HOUSE WITH (4) EACH 1/4" X 5 1/2" NON-CORROSIVE LAG TYPE BOLTS (SHIPPED LOOSE) AND HOLES TO BE FIELD DRILLED.
2. PICKETS OF RAILING SHALL BE SPACED A MAXIMUM OF 3 9/16" FACE TO FACE.
3. THE MINIMUM PENETRATION OF FASTENER INTO THE FRAMING MEMBER SHALL BE 1 1/2".

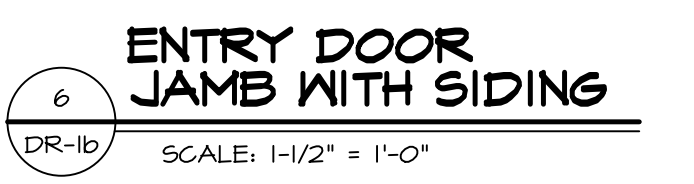
WHEN INSTALLING METAL SAFETY RAIL, FOLLOW MANUFACTURER'S INSTALLATION GUIDE AND SPECIFICATIONS ONLY.



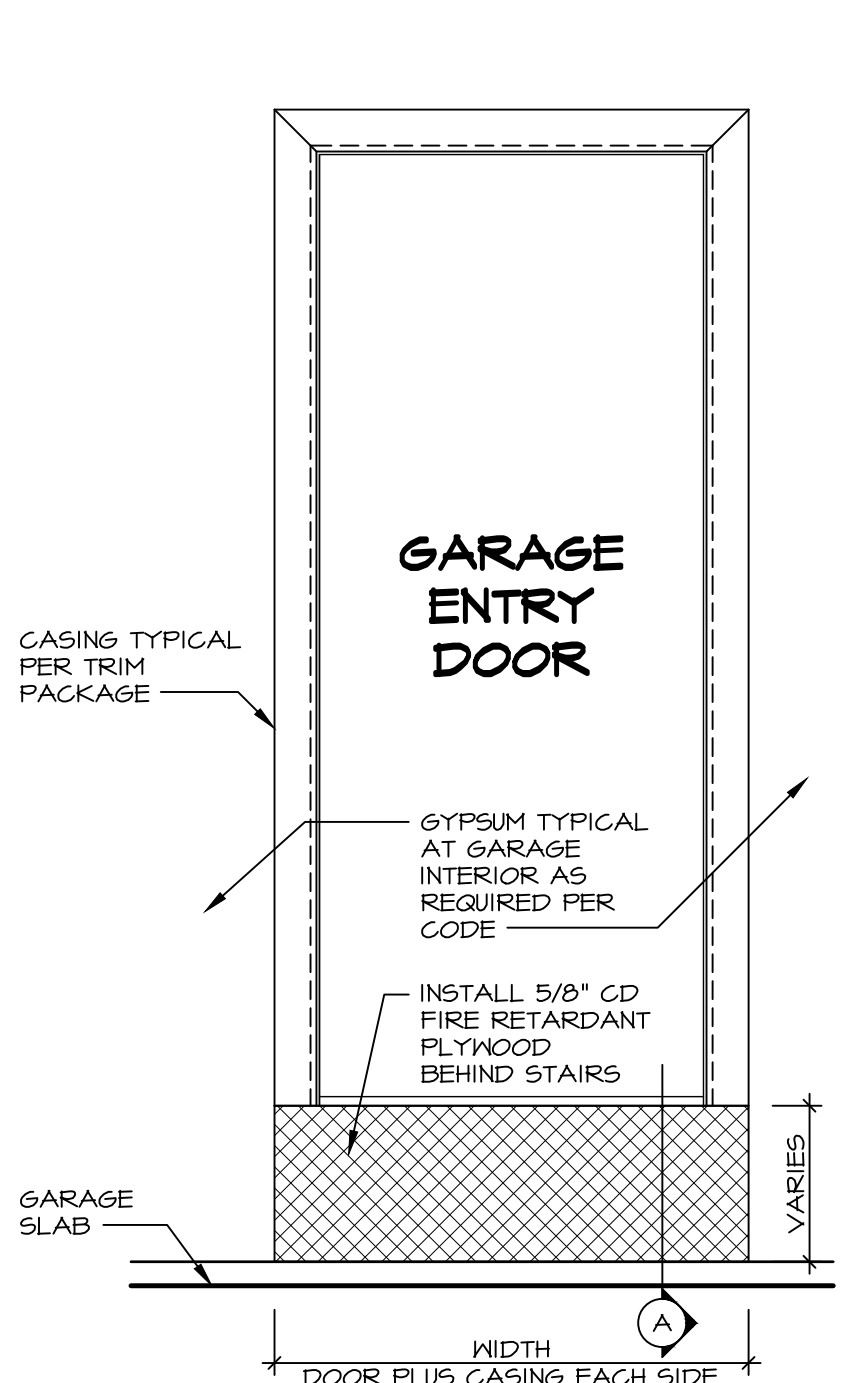
5 ENTRY DOOR HEAD WITH SIDING
SCALE: 1/2" = 1'-0"



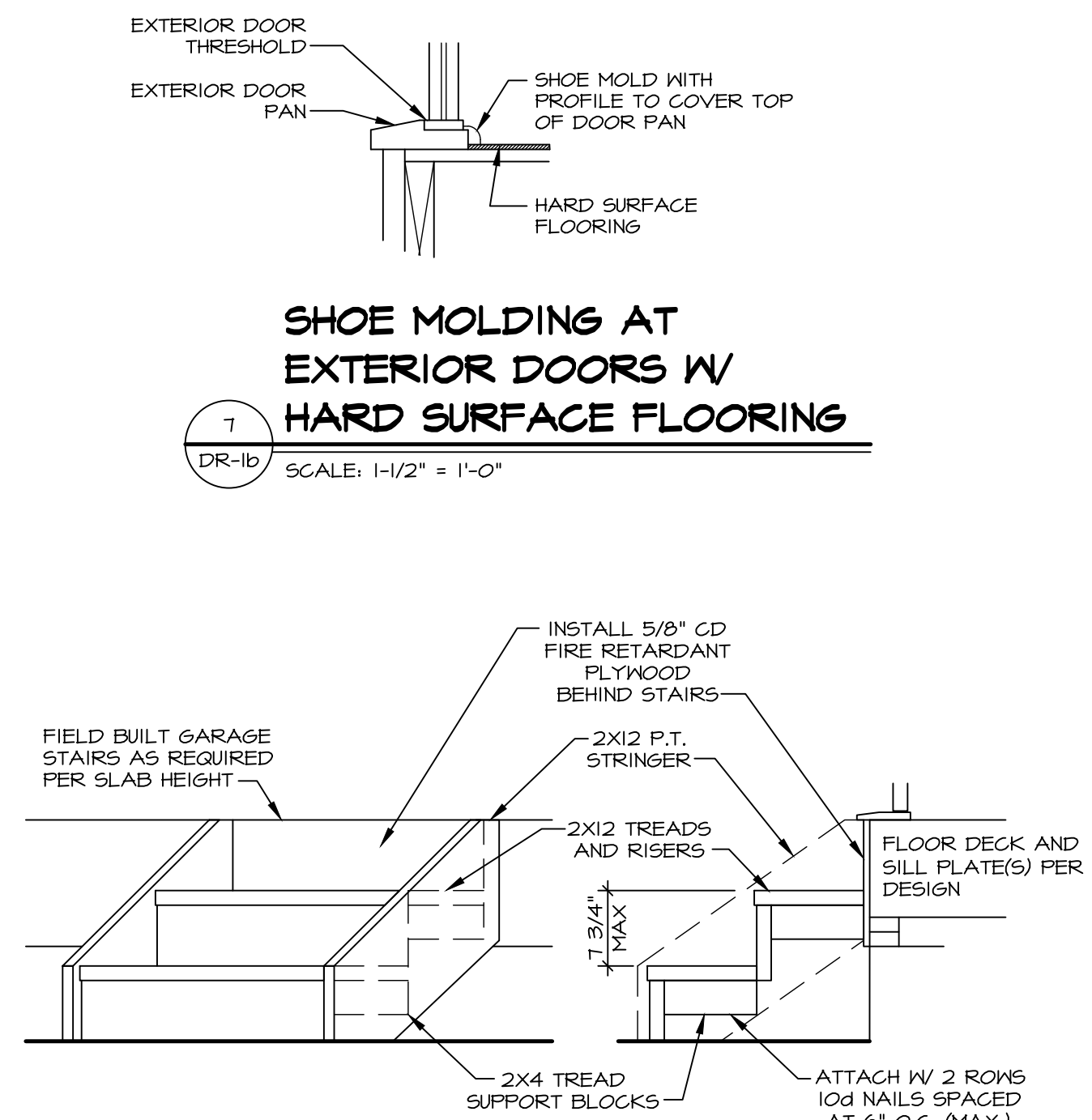
3 ENTRY DOOR JAMB WITH SIDING AND 2-SIDES SHEATHING
SCALE: 1/2" = 1'-0"



6 ENTRY DOOR JAMB WITH SIDING
SCALE: 1/2" = 1'-0"

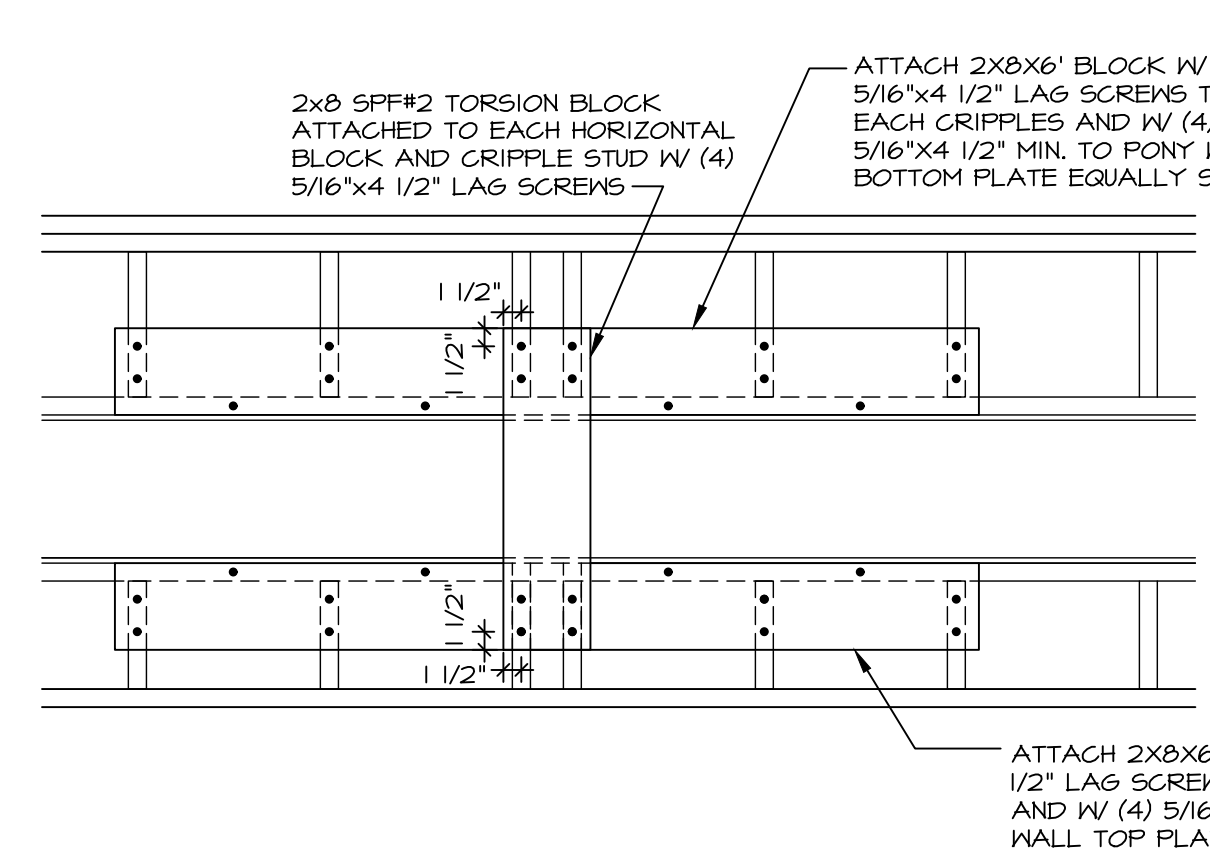
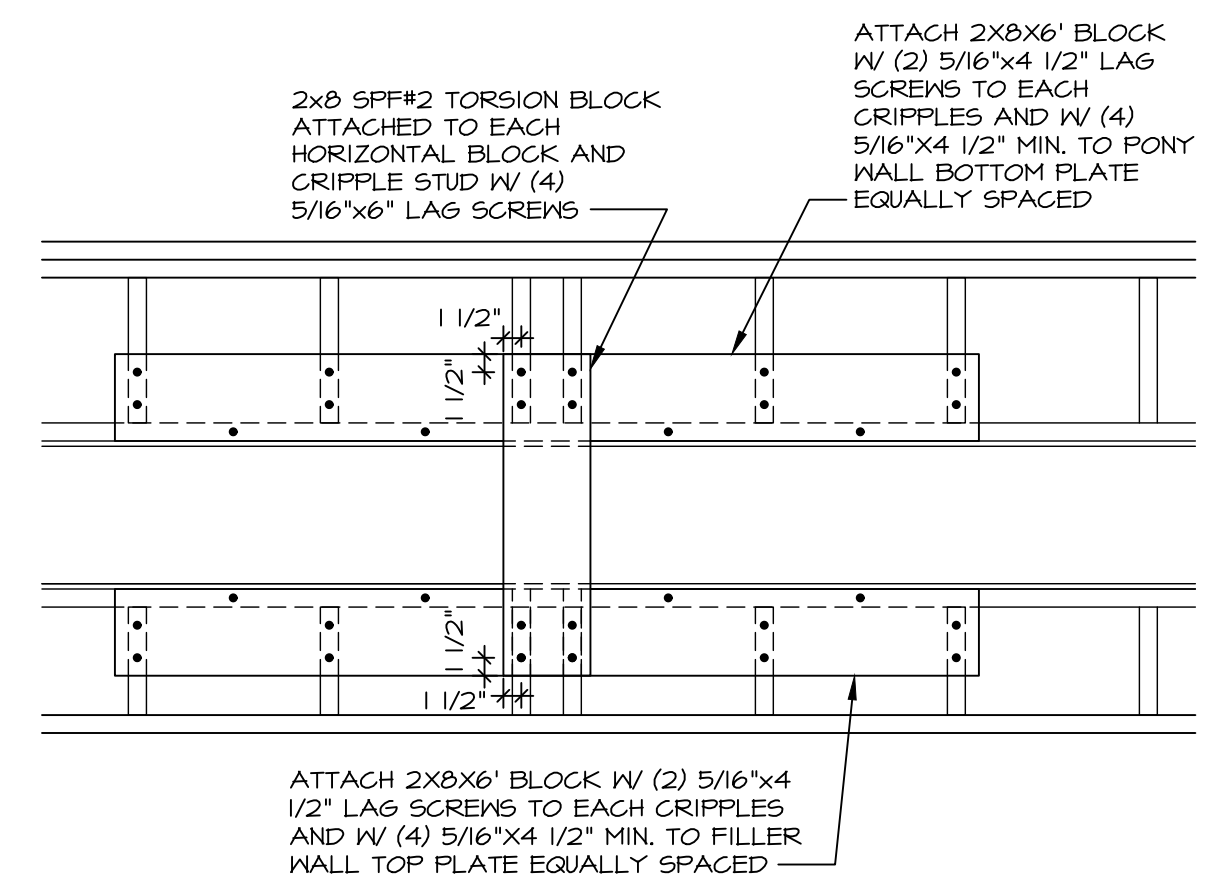
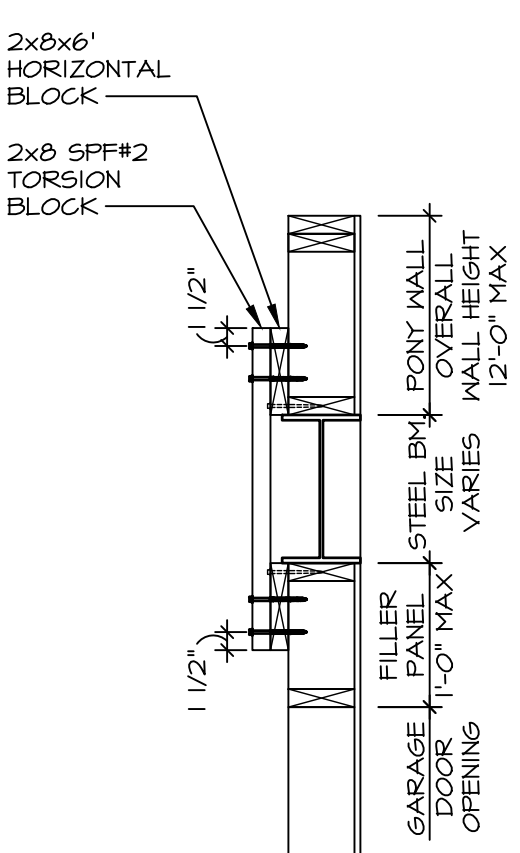
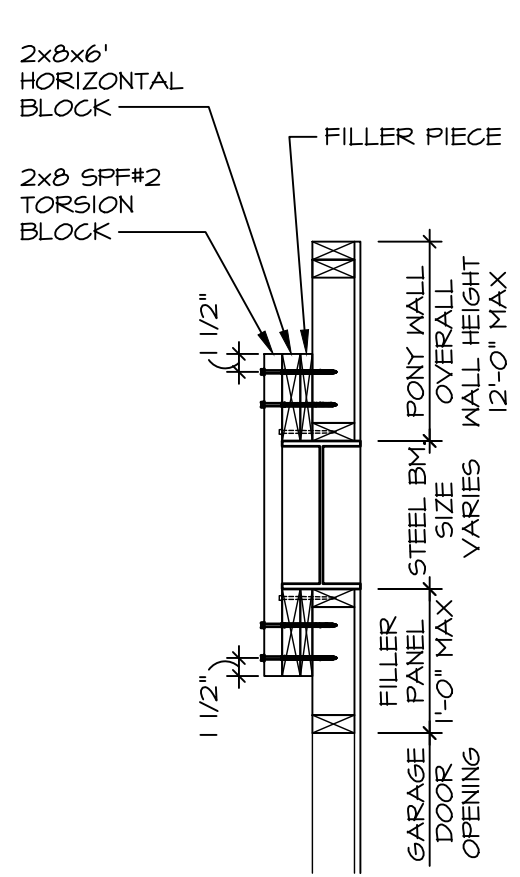


2 GARAGE / HOUSE ENTRY
SCALE: 3/4" = 1'-0"

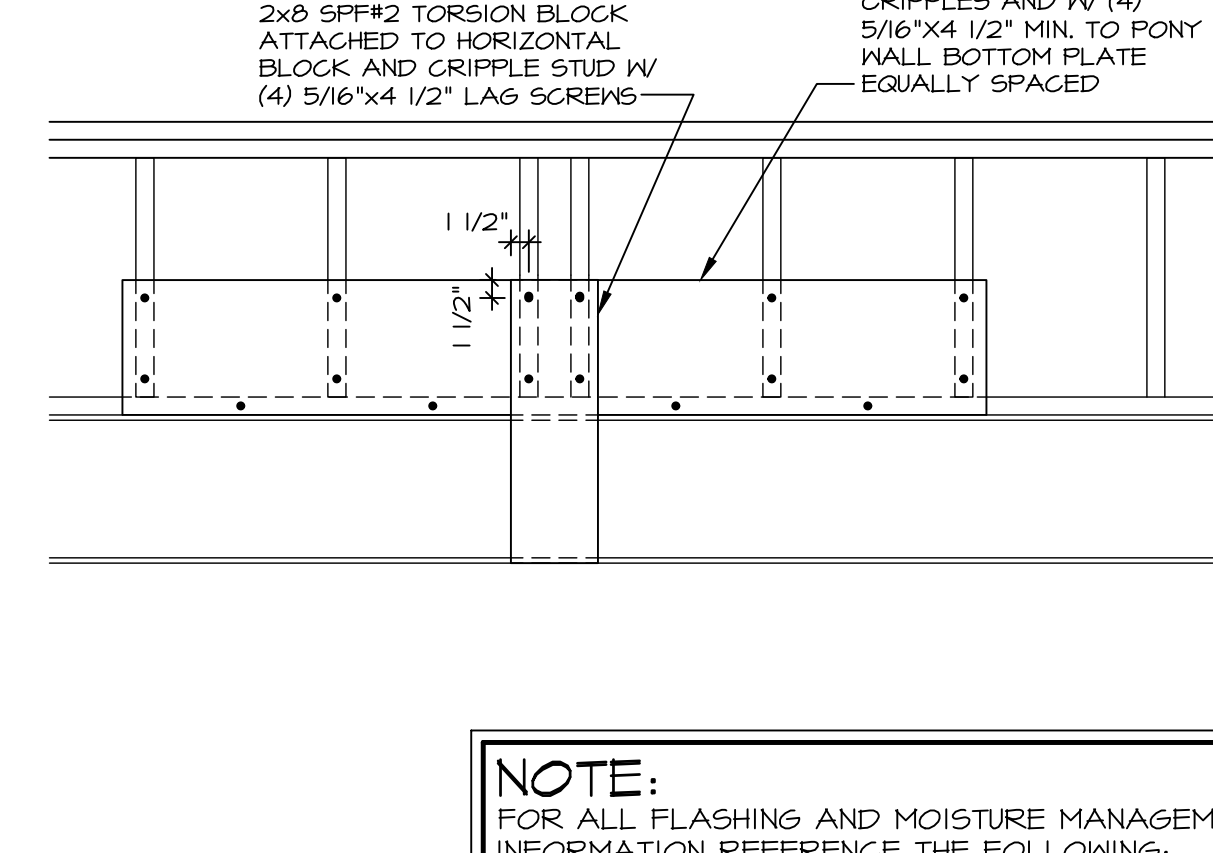
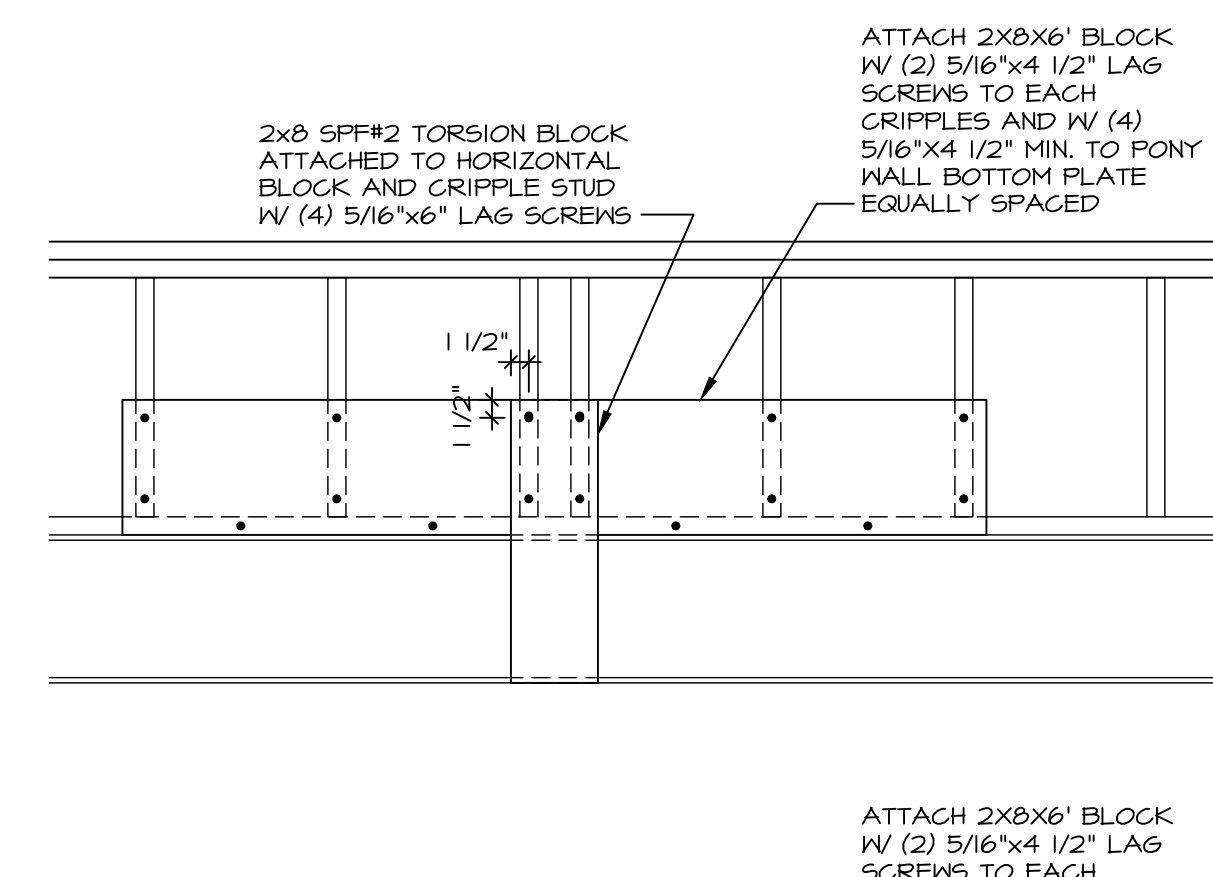


7 SHOE MOLDING AT EXTERIOR DOORS W/ HARD SURFACE FLOORING
SCALE: 1/2" = 1'-0"

SECTION "A"



8 TORSION SPRING BLOCKING DETAIL
SCALE: 3/4" = 1'-0"



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

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.

REV. NO.	DATE	DESCRIPTION
10	5/2/20	ATK - DETAIL 1/2R-1B ADDED 5/4X TRIM AND BLOCK (GC#6286)
11	6/14/20	ATK - ADDED INSTALLATION NOTATION TO DETAIL 1/2R-1B (REQUEST #6114)
12	12/2/20	SFM - ADDED STAIR BUILD DETAILS TO SECTION "A" ON 2/2R-1B (REQUEST #6194)
13	3/1/22	ATK - ADDED METAL SAFETY RAIL DETAILS TO 1/2R-1B (GC#1998)
5	4/14/19	ZDM - GREATER DETAIL #4 (REQUEST #4814)
6	12/24/18	ZDM - GREATER DETAIL #5 & 6 (REQUEST #5229)
7	12/11/18	ZDM - DELETED DETAIL #5 & 6 (REQUEST #5229)
8	6/25/18	ZDM - DELETED DETAILS 5 & 6 (REQUEST #5229)
9	7/26/18	NS - MOISTURE MANAGEMENT REVISION (JOB #5626)

NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be copied, reproduced, or otherwise used in any form or manner without the prior written consent of NVR, Inc.

NVR
NVR, Inc. Suite 100
5285 Westwick, MD 21703

SET NO.	VERSION	DATE:	OPTION
1	1		

USE: **STANDARD DETAILS**
DRAWING TITLE: **DR-1b DOOR DETAILS**
GENERAL DETAILS
OPTION DESCRIPTION

90 MINUTE DOOR (PER LOCAL CODES)

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

FIRE DOORS: EMOUSED 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 1 1/8". 18-GAUGE 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 4". 20-GAUGE GALVANIZED STEEL. ALL FRAMES REINFORCED AT HINGES AND STRIKE, PREPPED FOR 4" X 4" 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 STEEL FRAME	2/6	34 9/16" X 86 1/4"	32 9/16" X 85 1/8"
EXPANDABLE-PLUS STEEL FRAME	2/6	36 9/16" X 86 1/4"	34 9/16" X 85 1/8"
EXPANDABLE-PLUS STEEL FRAME	3/0	40 9/16" X 86 1/4"	38 9/16" X 85 1/8"
EXPANDABLE-PLUS STEEL FRAME	2/6	33 9/16" X 86 1/2"	31 9/16" X 85 1/4"
EXPANDABLE-PLUS STEEL FRAME	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" X 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.

20-MINUTE FIBER-CLASSIC FIRE DOOR

DIMENSIONAL DATA - 7'-0" DOOR AND WOOD EDGE ONLY

ACTUAL DOOR SIZE
2/6 30" x 83 3/16"
2/8 32" x 83 3/16"
3/0 36" x 83 3/16"

20-MINUTE FIBER-CLASSIC AND STEEL DOORS

DIMENSIONAL DATA - 7'-0" DOOR AND FRAME

	SIZE	ACTUAL UNIT SIZE	ROUGH OPENING
INSWING	2/6	31 1/8" X 86"	32 1/8" X 86 1/2"
	2/8	33 1/8" X 86"	34 1/8" X 86 1/2"
	3/0	37 1/8" X 86"	38 1/8" X 86 1/2"
OUTSWING	2/6	31 1/4" X 84 1/2"	32 1/8" X 85"
	2/8	33 1/4" X 84 1/2"	34 1/8" X 85"
	3/0	37 1/4" X 84 1/2"	38 1/8" X 85"

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

6 GARAGE DOOR RATING

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

ASK (PARTYWALL) REPAIRS-

- 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 1" LINER RIPS OR 1/2" 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 SCREEN-ATTACHED INTO STUD.

COMMON WALLS AND WALLS SUPPORTING PROTECTED FLOOR/CEILING ABOVE

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 1" o.c. w/ 6d - 1 7/8" long cement coated nails.

PER: U305 (1-Hour)

GARAGE CEILING

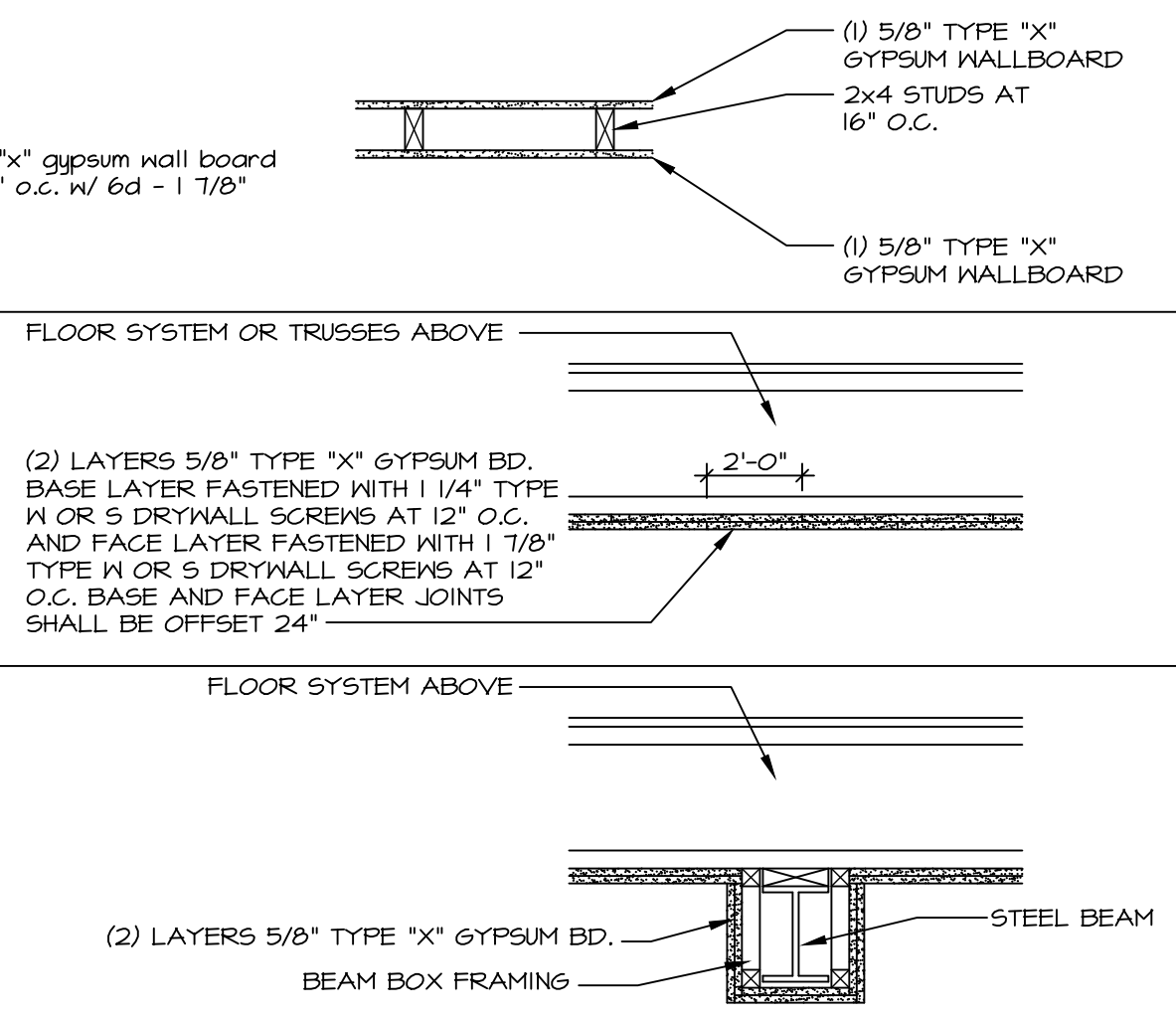
PER: 6A FILE NO. FC 5406

STEEL BEAM

PER: 6A FILE NO. FC 5406

1-HOUR RATED GARAGE SEPARATION (IF REQUIRED PER LOCAL CODES)

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

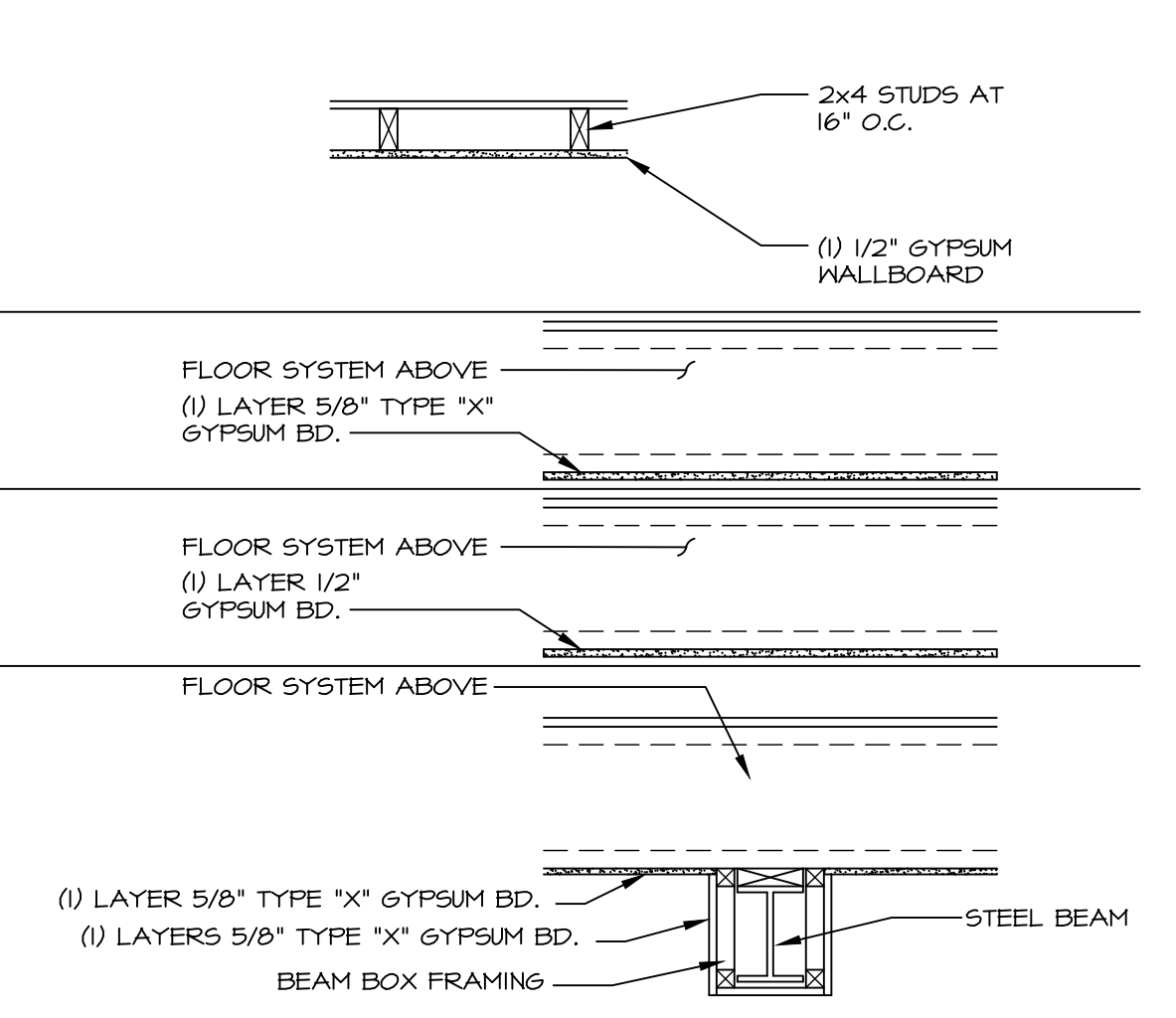


COMMON WALLS AND WALLS SUPPORTING PROTECTED FLOOR/CEILING ABOVE

GARAGE CEILING WITH FULL OR PARTIAL CONDITIONED SPACE ABOVE

GARAGE CEILING WITH NO CONDITIONED SPACE ABOVE

STEEL BEAM



MODEL CODE PRESCRIPTIVE GARAGE SEPARATION

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

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.

James Gates
06/30/2025

REMARKS

REV. NO.	DATE	DESCRIPTION
1	10/25/16	GIE - RENUMBERED DETAILS
2	7/27/17	ELH - SPLIT GARAGE GLE DETAILS INTO TWO SEPs. DETAILS ON 6A-1b
3	11/29/17	CALE - UPDATED GARAGE CEILING NOTE ON 1-HOUR RATED SEPARATION DETAIL
4	7/26/19	NS - MOISTURE MANAGEMENT REVISION (JOB #3696)

NVR, Inc. expressly reserves its copyright and other proprietary rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.

NVR
NVR, Inc., Suite 100
Frederick, MD 21703
5285 Westwick, MD 21703

SET NO.	VERSION	DRAWN BY	GUE

DATE:	OPTION
03/16	

SHEET NO.	MODEL	STANDARD DETAIL	DRAWING TITLE	OPTION DESCRIPTION
FA-1b			FIRE SEPARATION ASSEMBLY DETAILS	

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

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

UL DESIGN #U305

NATIONAL GYPSUM
U.S. GYPSUM
LAFARGE NORTH AMERICA

ONE HOUR FIRE-RATED WALL
GA FILE NO. #P 3605 GYPSUM WALLBOARD, WOOD STUDS
5/8 IN. THICK GYPSUM WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM PANELS NAILED 7 IN. OC WITH 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAMETER AND 15/64 IN. DIAMETER HEADS. WHEN USED IN WIDTHS OTHER THAN 48 IN., GYPSUM PANELS ARE TO BE INSTALLED HORIZONTALLY.
OPTIONAL: JOINTS TO BE COVERED WITH PAPER TAPE AND JOINT COMPOUND.
OPTIONAL: GLASS FIBER OR MINERAL WOOL INSULATION PLACED TO COMPLETELY OR PARTIALLY FILL THE STUD CAVITIES.

DESIGN DATA
THICKNESS: 4 3/4"
HEIGHT: REFER TO MANUFACTURER
APPROXIMATE HEIGHT: 7 PSF
FIRE TEST: UL #305
SOUND TEST: NSC 2403, OR 64-B
WALL RATING: 1 HOUR
STC RATING: 56

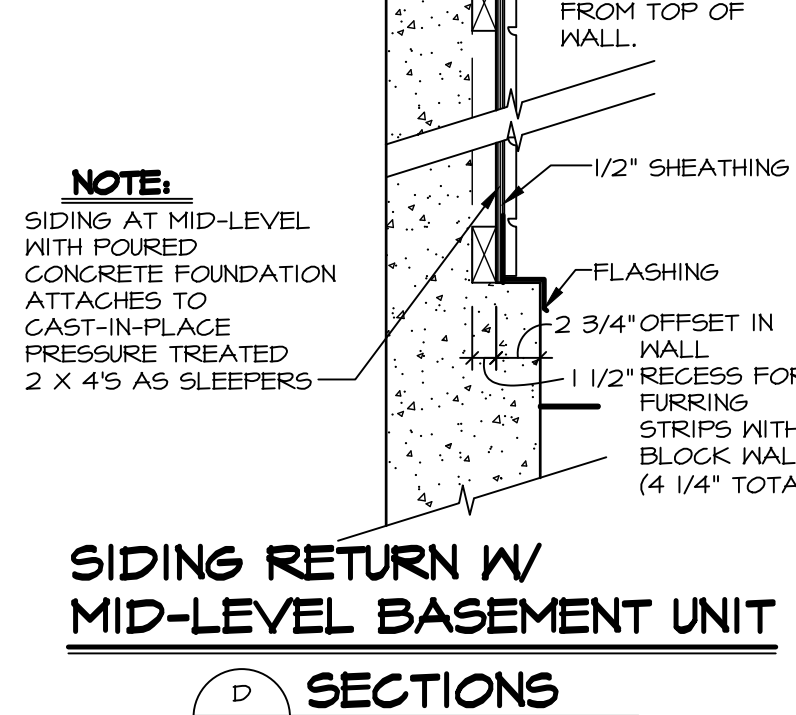
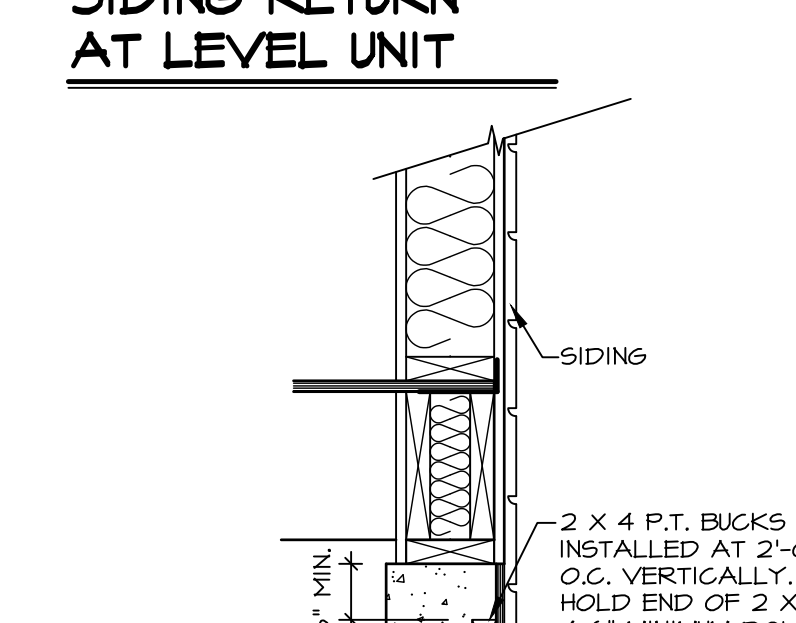
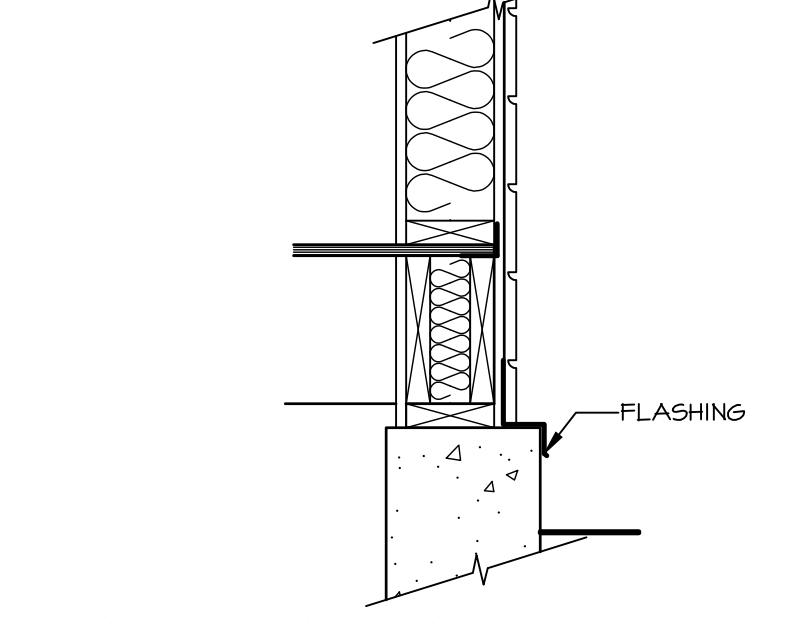
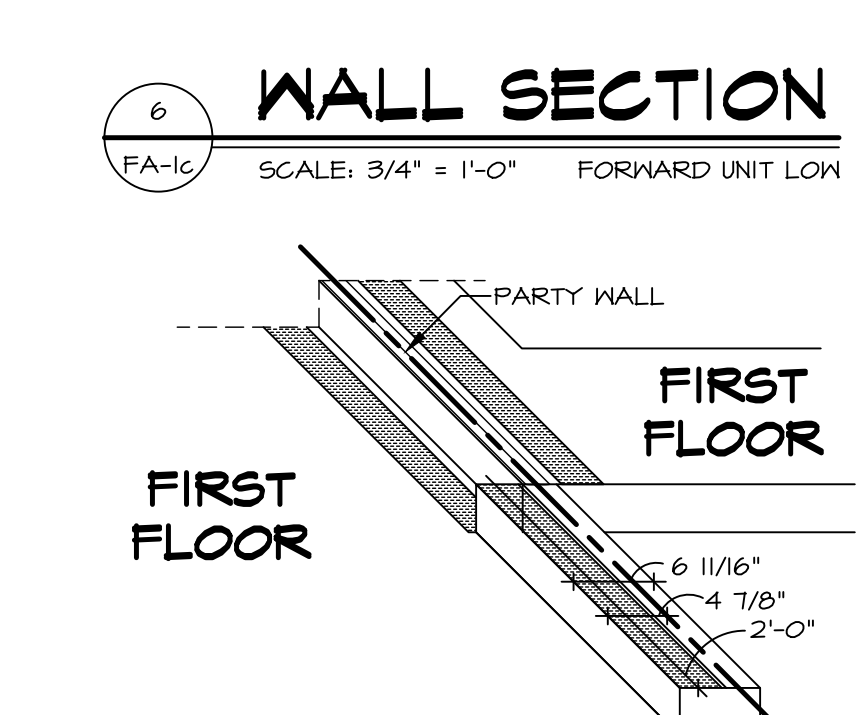
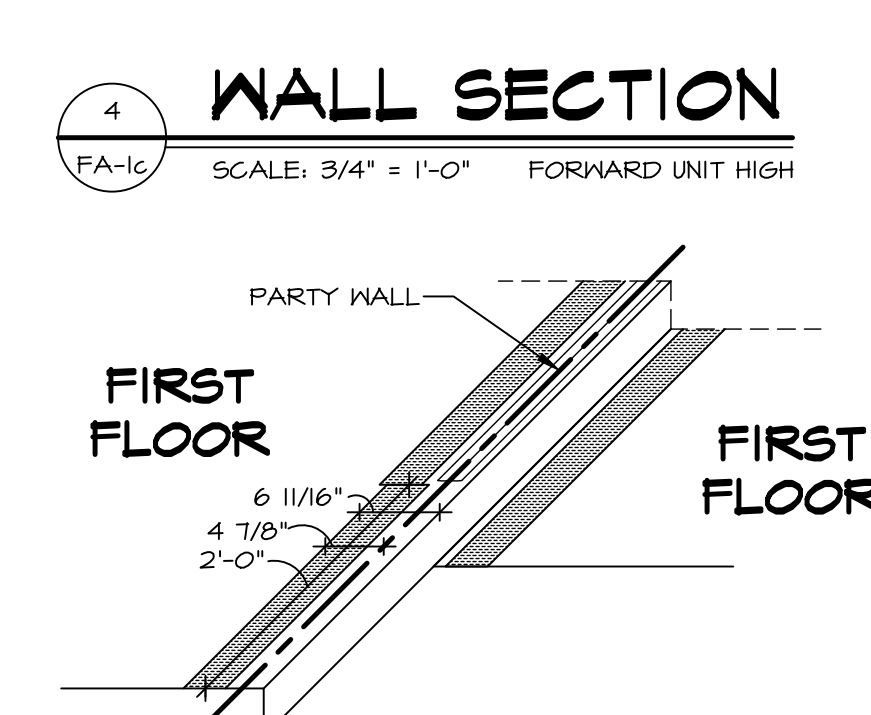
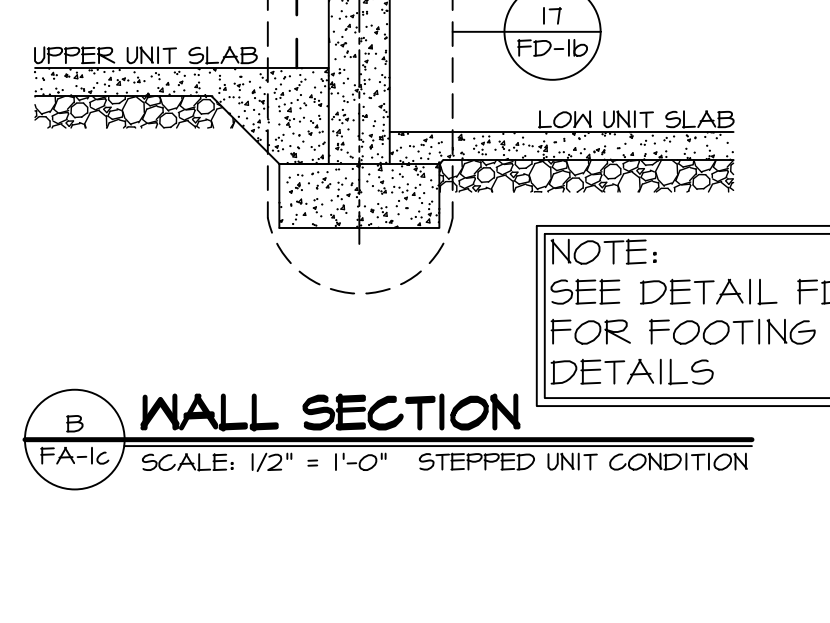
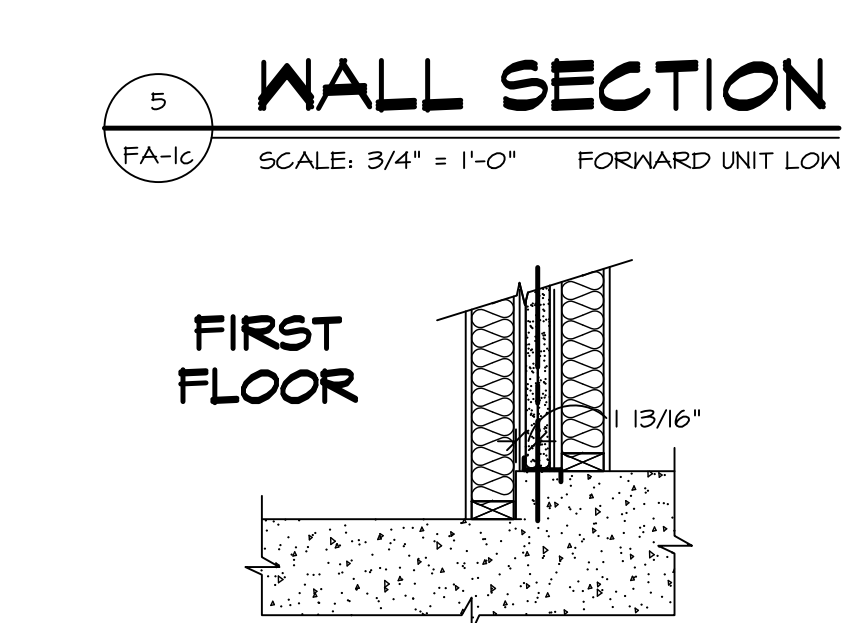
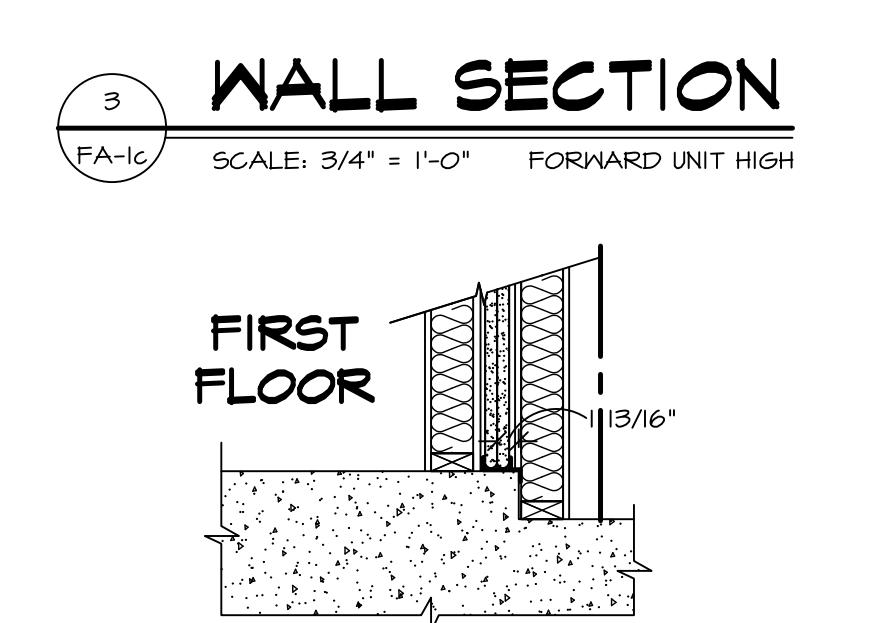
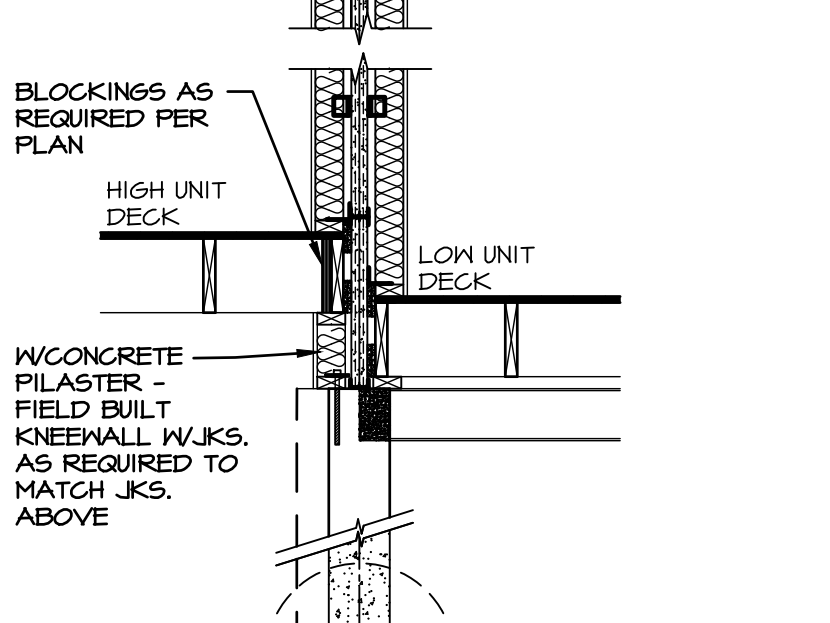
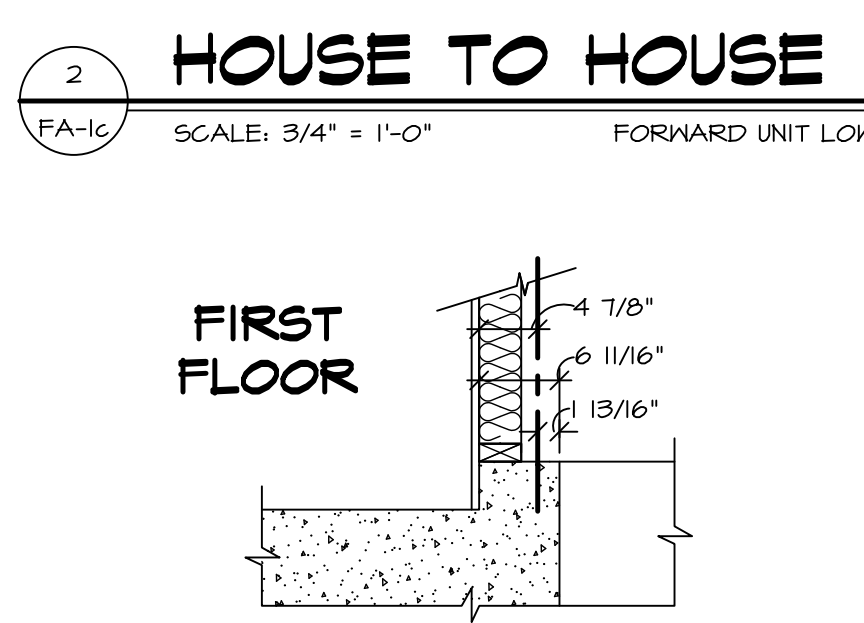
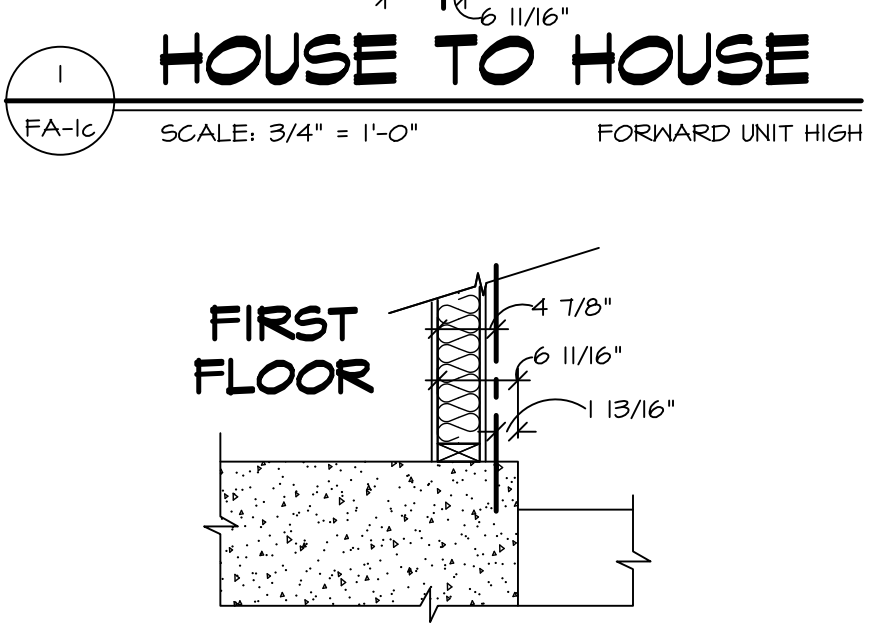
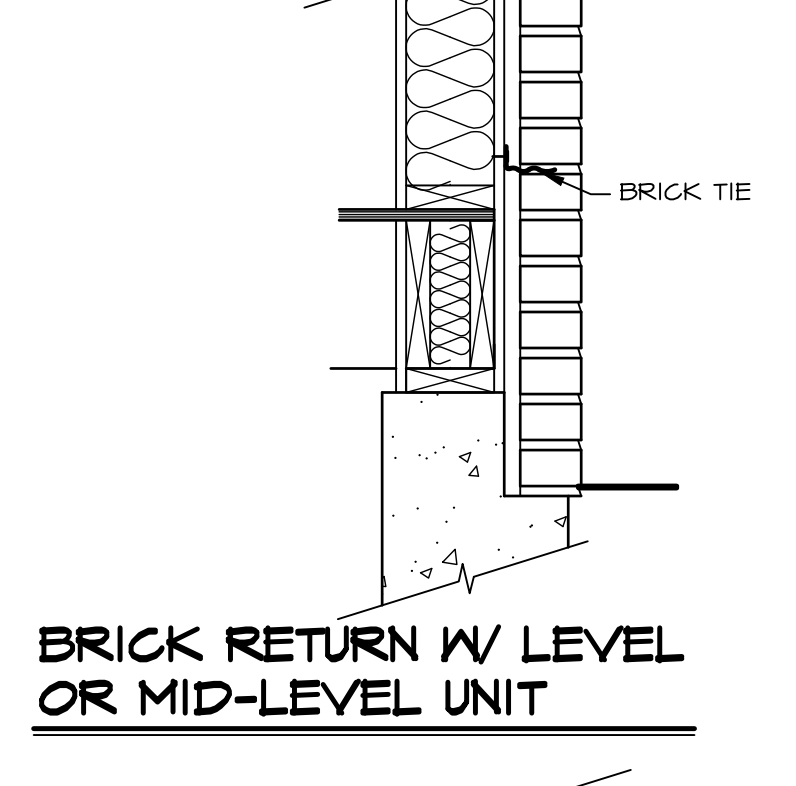
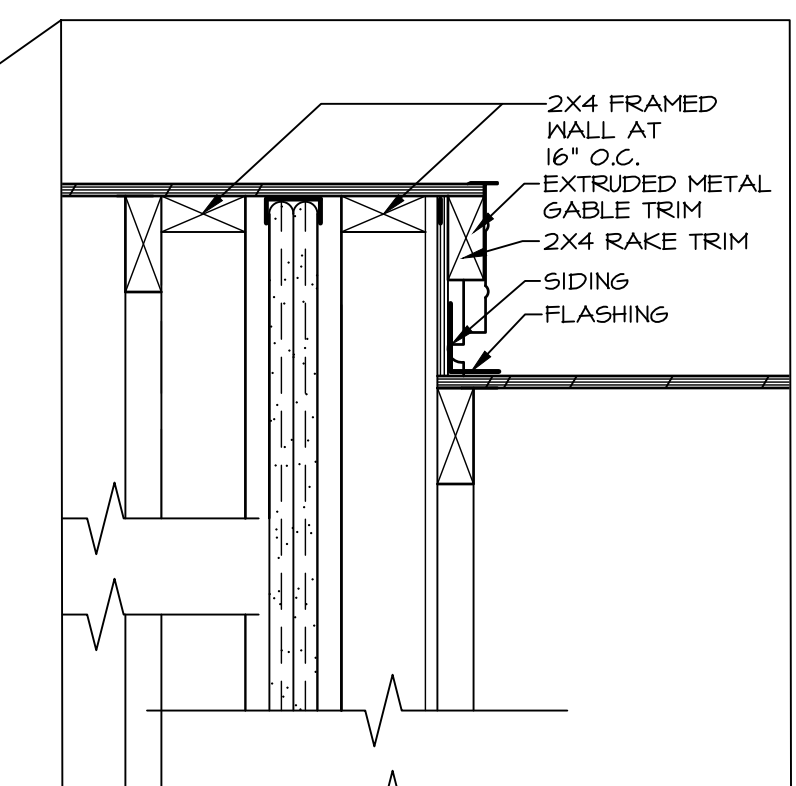
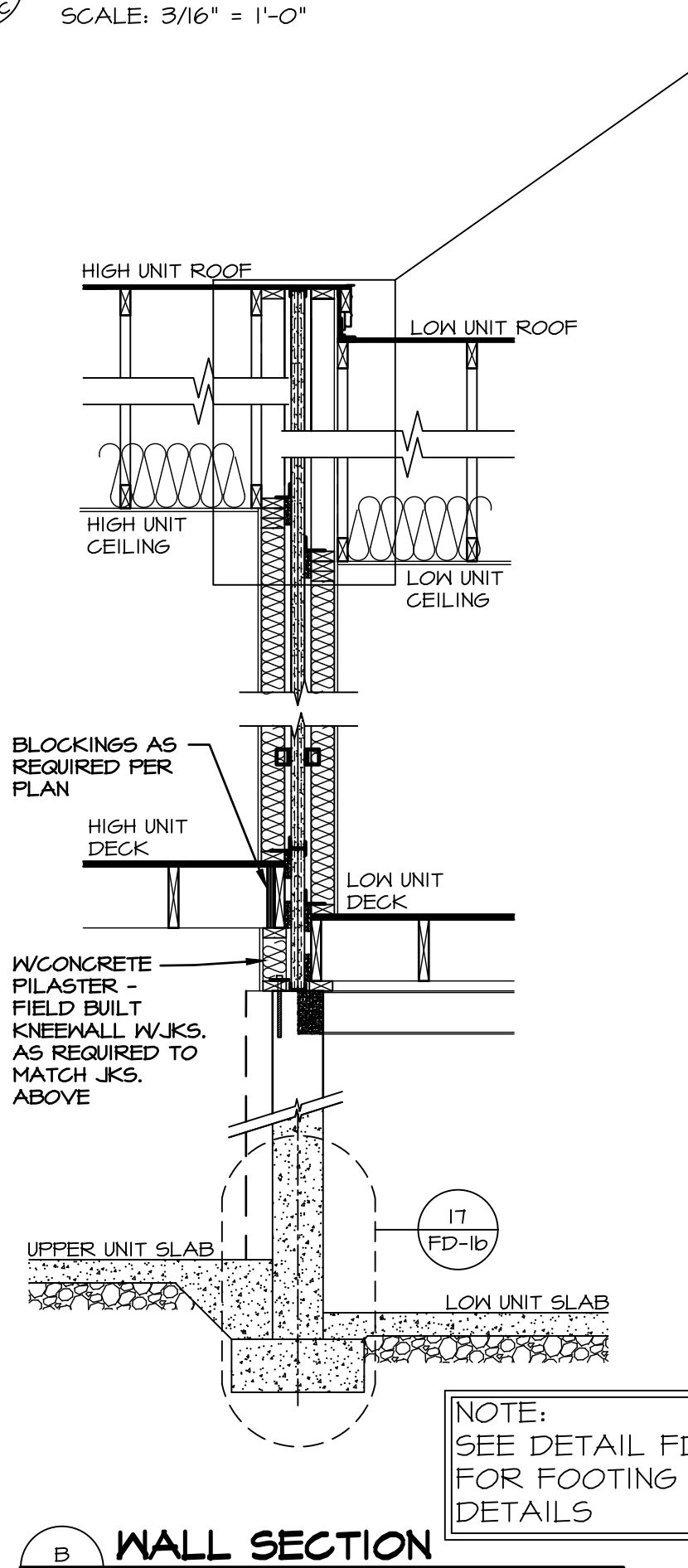
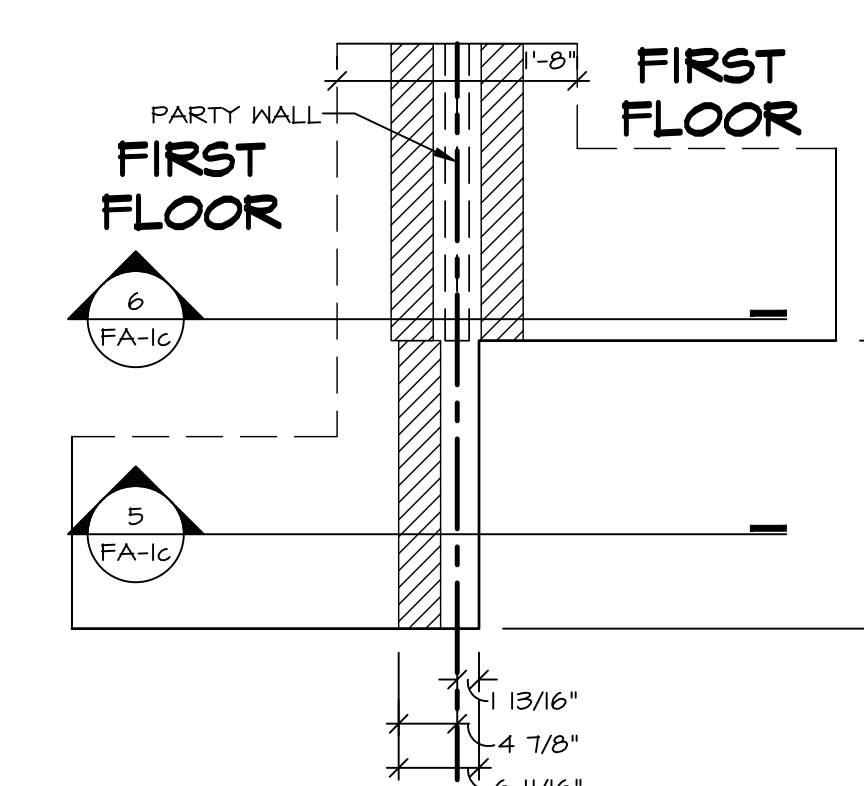
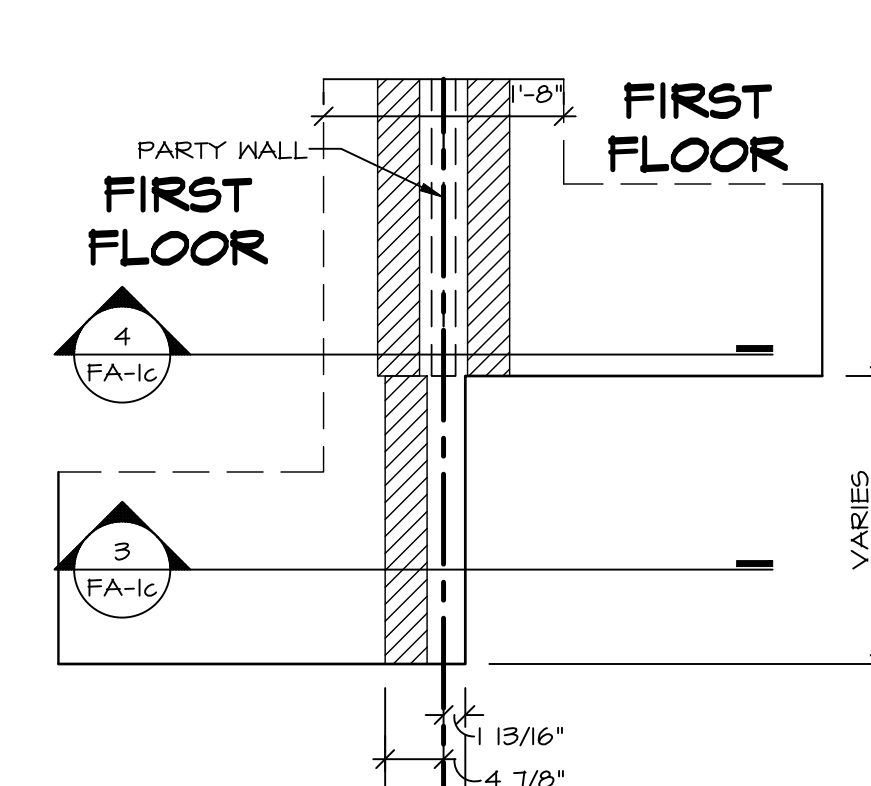
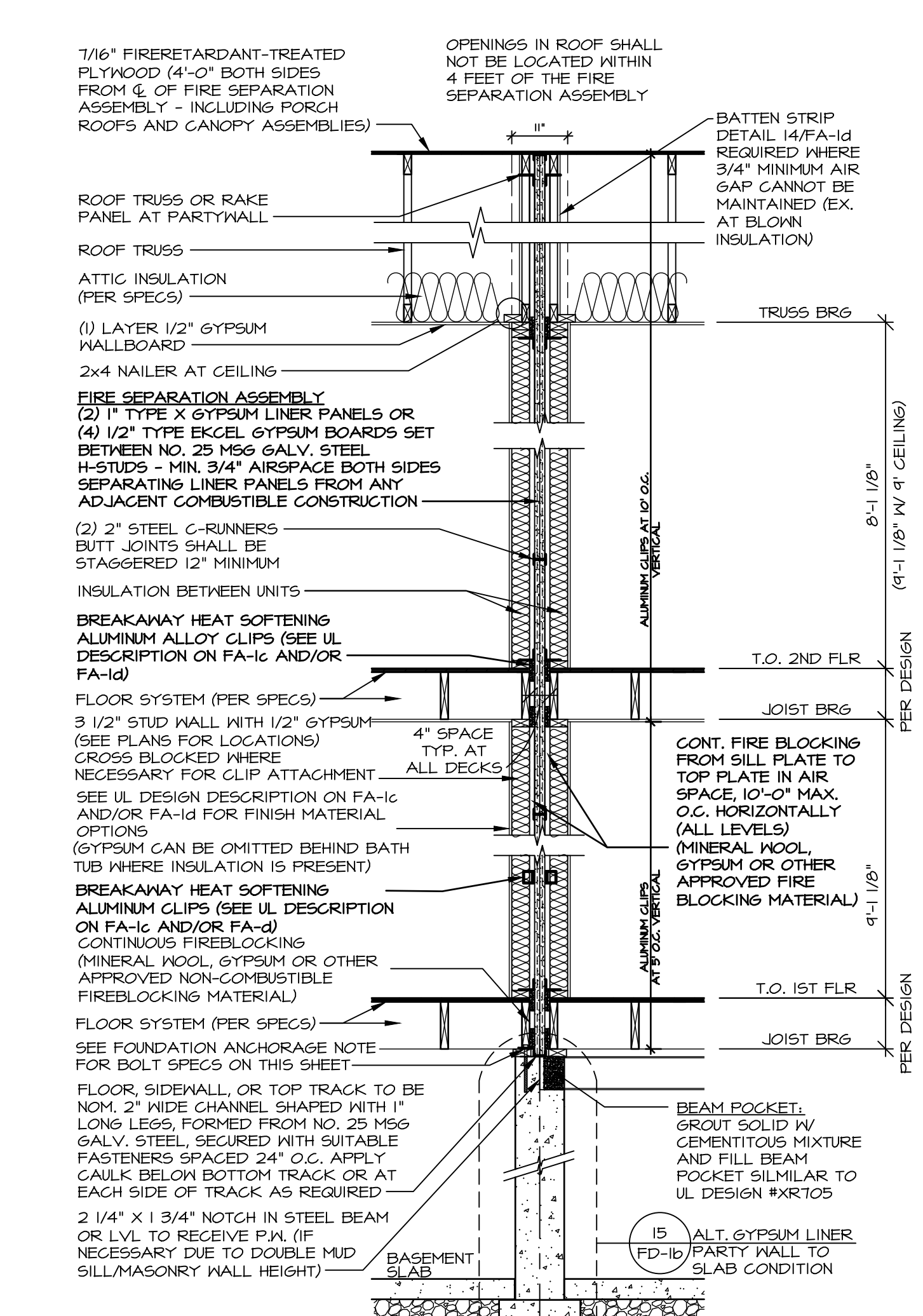
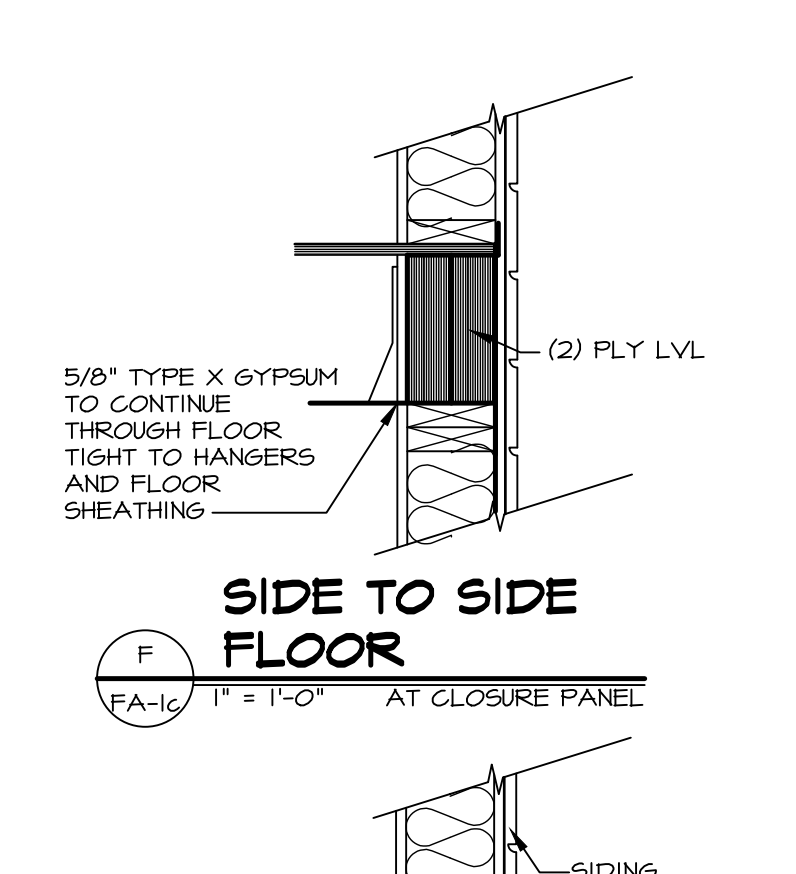
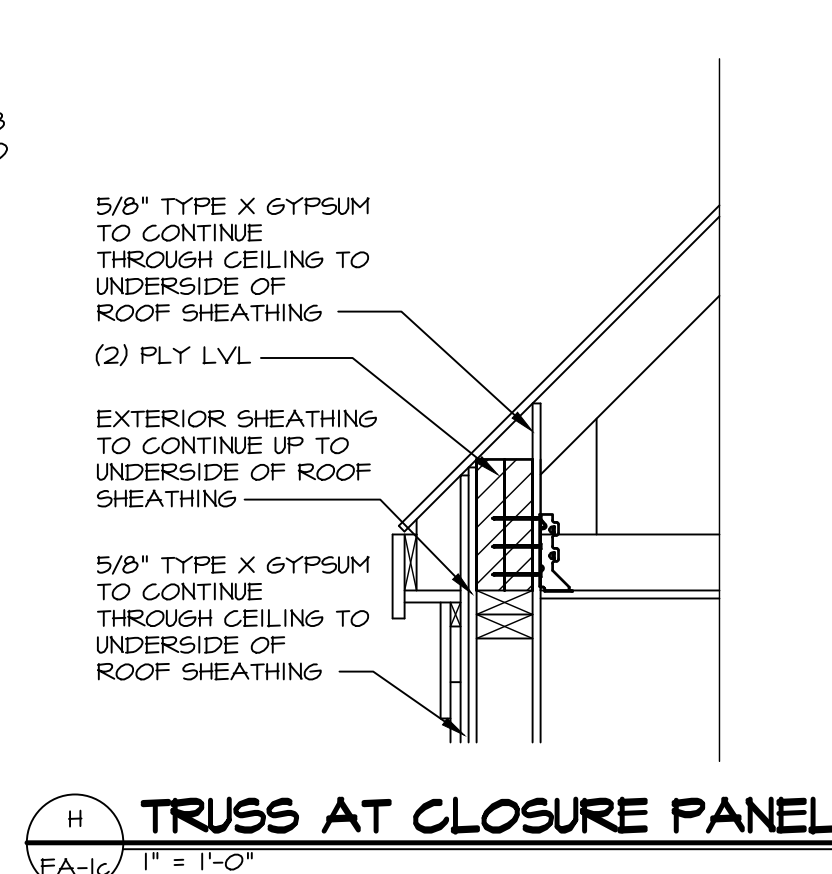
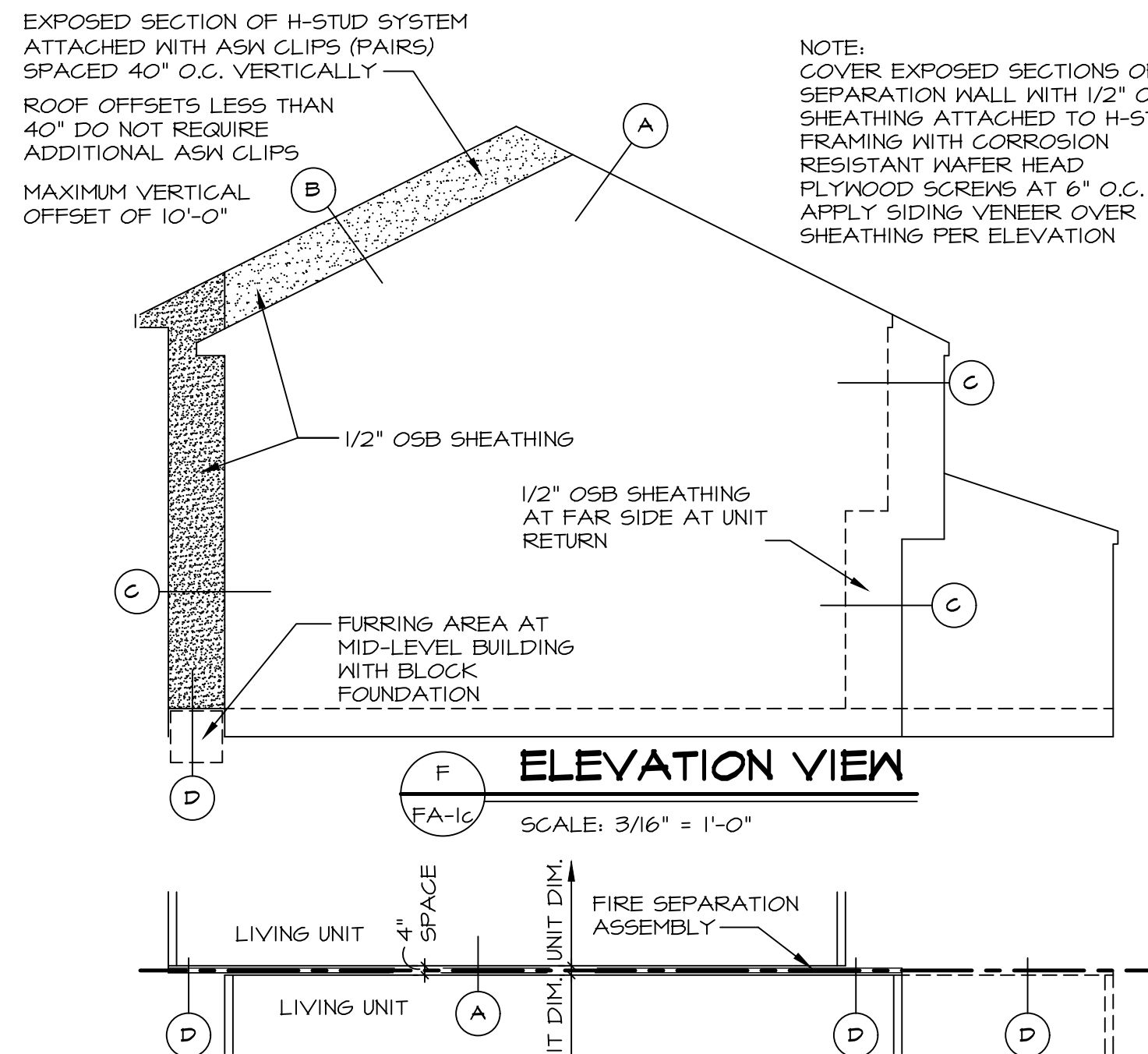
UL DESIGN #U356

NATIONAL GYPSUM
U.S. GYPSUM
LAFARGE NORTH AMERICA

ONE HOUR FIRE-RATED WALL
GYPSUM WALLBOARD, WOOD STUDS, BRICK VENEER
5/8 IN. THICK GYPSUM APPLIED VERTICALLY TO THE INTERIOR SIDE OF 2X4 WOOD STUDS 16 IN. O.C. GYPSUM PANELS NAILED 7 IN. OC WITH 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAMETER AND 1/4 IN. DIAMETER HEADS. 7/16 IN. WOOD PANEL APPLIED HORIZONTALLY OR VERTICALLY TO EXTERIOR SIDE WITH 6D COATED NAILS 6" O.C. EXTERIOR TO BE FINISHED WITH NOMINAL 4 IN. BRICK FASTENED WITH CORRUGATED METAL WALL TIES ATTACHED OVER SHEATHING TO WOOD STUDS WITH 8d NAIL PER TIE. TIES SPACED NOT MORE THAN EACH SIXTH COURSE OF BRICK AND MAX 32 IN. O.C. HORIZONTALLY. 1 IN. AIR SPACE PROVIDED BETWEEN BRICK AND SHEATHING. 1 HOUR RATING TO APPLIED FROM BOTH SIDES WITH BRICK FINISH.
OPTIONAL: JOINTS TO BE COVERED WITH PAPER TAPE AND JOINT COMPOUND.
OPTIONAL: GLASS FIBER OR MINERAL WOOL INSULATION PLACED TO COMPLETELY OR PARTIALLY FILL THE STUD CAVITIES.

DESIGN DATA
FIRE TEST: UL #356
WALL RATING: 1 HOUR

REFERENCED DOCUMENTS
(1) UL DESIGN NO. U356, BXU/U356, 1-24-2024



NOTE:
1. SEE SHEET FA-1d FOR MANUFACTURER SPECIFIC UL ASSY. DESCRIPTIONS.
2. SEE DETAIL 12/FA-1d FOR ALUMINUM CLIP VERTICAL SPACING REQUIREMENTS.

NOTE:
SIDING AT MID-LEVEL WITH POURED CONCRETE FOUNDATION ATTACHES TO CAST-IN-PLACE PRESSURE TREATED 2 X 4S AS SLEEPERS

NOTE:
NO PENETRATION INTO CLOSURE PANELS

NOTE:
7/16\"/>

NOTE:
5'-0\"/>

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

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.

REV. NO.	DATE	DESCRIPTION
10	6/21/14	GTO - DTL - H. REVISED SOFFIT AND ADDED BLK G AT HEEL (PER REQUEST #5448)
11	6/22/14	GTO - REVISED FLOOR JOIST INFORMATION FOR 1-JOIST AND 2X10 (REQUEST #5760)
12	7/26/14	NS - MOISTURE MANAGEMENT REVISION (JOB #9606)
13	8/16/14	E.M. - REVISED NUMBER OF FASTENERS FOR UL ASSEMBLY (REQUEST #5760)
14	10/7/14	E.M. - REVISED THE FASTENER CONDITION NOTES FOR F.A.C. (REQUEST #5760)
15	10/7/14	E.M. - REVISED HORIZ. FIREBLOCKING TO AIR SPACE DTL. (REQUEST #5760)
16	12/2/14	E.M. - REVISED/ADDED DTL. "A" WALL AND 1/4\"/>
17	12/2/14	E.M. - REVISED/ADDED DTL. "A" WALL AND 1/4\"/>
18	6/24/20	CEL - ADDED NOTE FOR SHEATHING ATTACHMENT TO SEPARATION WALL

NVR
NVR, Inc. Suite 100
5285 Westrick, MD 21703
Frederick, MD

SET NO.	VERSION	DRAWN BY	GUE
DATE:	12/22/16	OPTION	S&S
SHEET NO.	STANDARD DETAIL	DRAWING TITLE	FIRE SEPARATION ASSEMBLY DETAILS
OPTION DESCRIPTION	SOUTHEAST SPECIFICATIONS		

UL DESIGN #J336 USG BUILDING SYSTEMS

TWO HOUR FIRE-RATED WALL DESCRIPTIONS ASH 1000 GYPSUM WALLBOARD, METAL H STUDS AT UNIT

SEPARATION WALL: (2) LAYERS 1" THICK, 24" WIDE, PROPRIETARY TYPE SLX GYPSUM LINER PANELS INSERTED BETWEEN NO. 25 MS6 GALV. STEEL "H" STUDS SPACED 24" O.C. STEEL STUDS SHALL BE 2" DEPTH WITH 1-3/8" FLANGE WIDTH, HORIZONTAL RUNNERS...

DESIGN DATA table with columns for Thickness (Fire), Thickness (Sound), Height, Approximate Weight, Wall Rating, and Finish Rating. Includes fire test: UL R1319, 24NK28786, 5-14-90.

REFERENCED DOCUMENTS (1) UL DESIGN NO. U336, BXU/VJ336, 10-27-2010 (2) GA-600-2012 FIRE RESISTANCE DESIGN MANUAL, GA FILE NO. ASH 1000 (3) USG AREA SEPARATION WALL SYSTEMS BROCHURE - S4925/REV. 4-10

UL DESIGN #J347 NATIONAL GYPSUM

TWO HOUR FIRE-RATED WALL DESCRIPTIONS ASH 0949 GYPSUM WALLBOARD, METAL H STUDS AT UNIT

SEPARATION WALL: (2) LAYERS 1" THICK, 24" WIDE, PROPRIETARY TYPE F5X, F5X-B, OR F5M-7 GYPSUM LINER PANELS INSERTED BETWEEN NO. 25 MS6 GALV. STEEL "H" STUDS SPACED 24" O.C. STEEL STUDS SHALL BE 2" DEPTH WITH 1-3/8" FLANGE WIDTH...

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 1-1/4" STEEL DRYWALL NAILS SPACED 12" O.C.

DESIGN DATA table with columns for Thickness (Fire), Thickness (Sound), Height, Approximate Weight, Wall Rating, and Finish Rating. Includes fire test: UL R3501, 42NK28846, 6-7-83.

REFERENCED DOCUMENTS (1) UL DESIGN NO. U347, BXU/VJ347, 5-30-2022 (2) GA-600-2018 FIRE RESISTANCE DESIGN MANUAL, GA FILE NO. ASH 0949 (3) NATIONAL GYPSUM CONSTRUCTION GUIDE - 14TH EDITION, REV. 7/17

PARTYWALL DRYWALL (ASB) REPAIR 1. PAPER TEARS AND CURLS: USE PROFORM QUICKSET TO SMOOTH OUT AND FLATTEN SURFACES. 2. PATCHING: FILL VOIDS WITH QUICKSET. INSTALL STUD TO STUD WITH 1" LINER RIPS OR 1/2" TYPE C DRYWALL 3" BEYOND CUT AREA W/ SCREWS INTO STUDS.

CLIP SPACING DETAIL



UL DESIGN #J373 GEORGIA PACIFIC

TWO HOUR FIRE-RATED WALL DESCRIPTIONS ASH 1002 GYPSUM WALLBOARD, METAL H STUDS AT UNIT

SEPARATION WALL: (2) LAYERS 1" THICK, 24" WIDE, SOLID TYPE M2TECH OR GLASSROC SHAFTLINER GYPSUM PANELS INSERTED BETWEEN NO. 25 MS6 GALV. STEEL "H" STUDS SPACED 24" O.C. STEEL STUDS SHALL BE 2" DEPTH WITH 1-3/8" FLANGE WIDTH...

DESIGN DATA table with columns for Thickness (Fire), Thickness (Sound), Height, Approximate Weight, Wall Rating, and Finish Rating. Includes fire test: UL U373 ULC W312, WHI 6P/MA 120-03.

REFERENCED DOCUMENTS (1) UL DESIGN NO. U373, BXU/VJ373, 8-19-2009 (2) GA-600-2018 FIRE RESISTANCE DESIGN MANUAL, GA FILE NO. ASH 1002

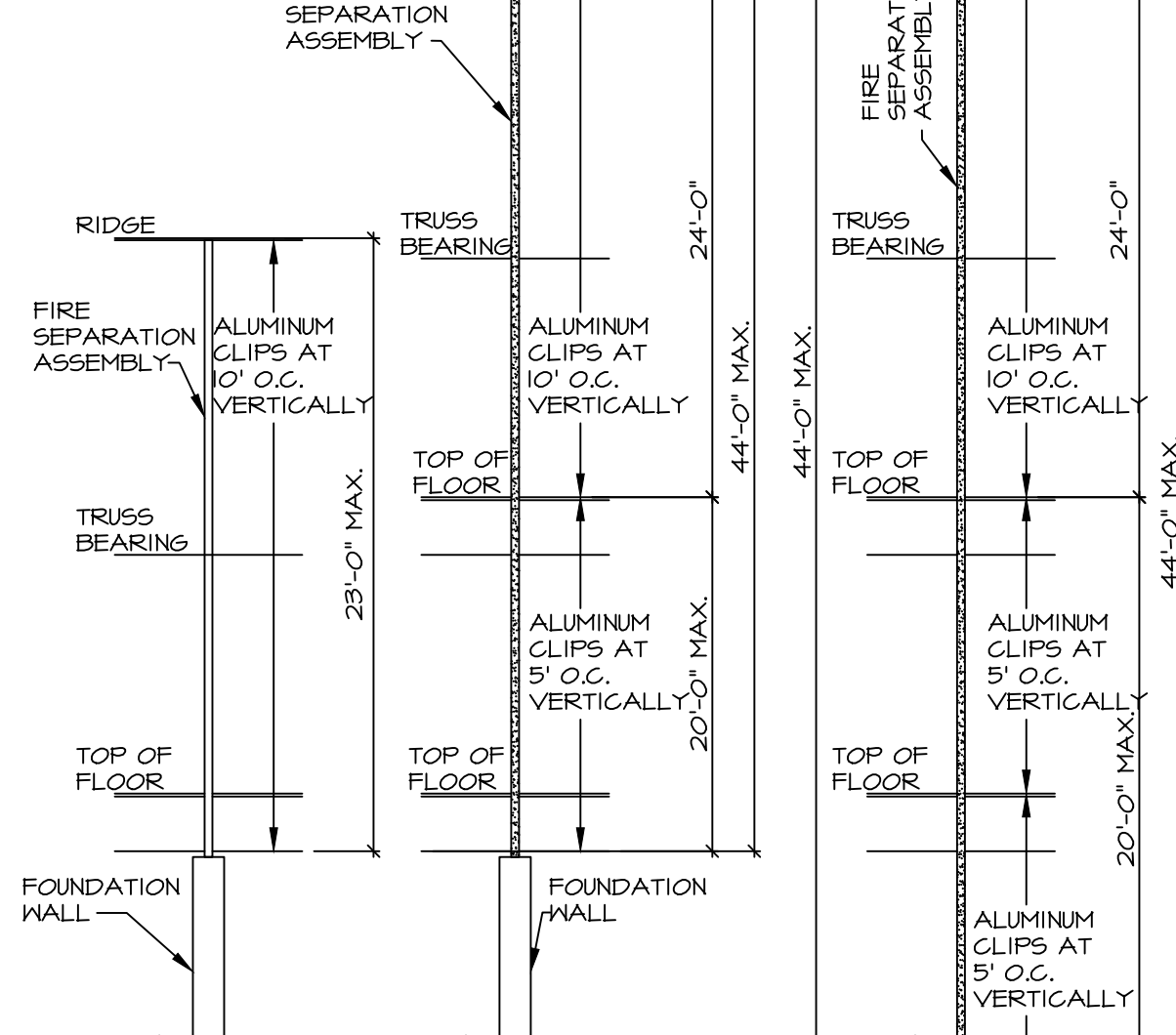
UL DESIGN #J366 CERTAINTED

TWO HOUR FIRE-RATED WALL DESCRIPTIONS ASH 0949 GYPSUM WALLBOARD, METAL H STUDS AT UNIT

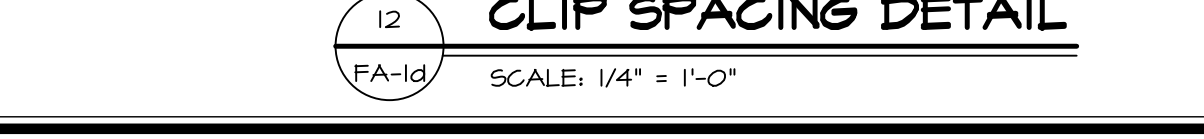
SEPARATION WALL: (2) LAYERS 1" THICK, 24" WIDE, SOLID TYPE M2TECH OR GLASSROC SHAFTLINER GYPSUM PANELS INSERTED BETWEEN NO. 25 MS6 GALV. STEEL "H" STUDS SPACED 24" O.C. STEEL STUDS SHALL BE 2" DEPTH WITH 1-3/8" FLANGE WIDTH...

DESIGN DATA table with columns for Thickness (Fire), Thickness (Sound), Height, Approximate Weight, Wall Rating, and Finish Rating. Includes fire test: UL U366 ULC W311.

REFERENCED DOCUMENTS (1) UL DESIGN NO. U366, BXU/VJ366, 12-4-2020 (2) GA-600-2018 FIRE RESISTANCE DESIGN MANUAL, GA FILE NO. ASH 0949



PARTYWALL REPAIR



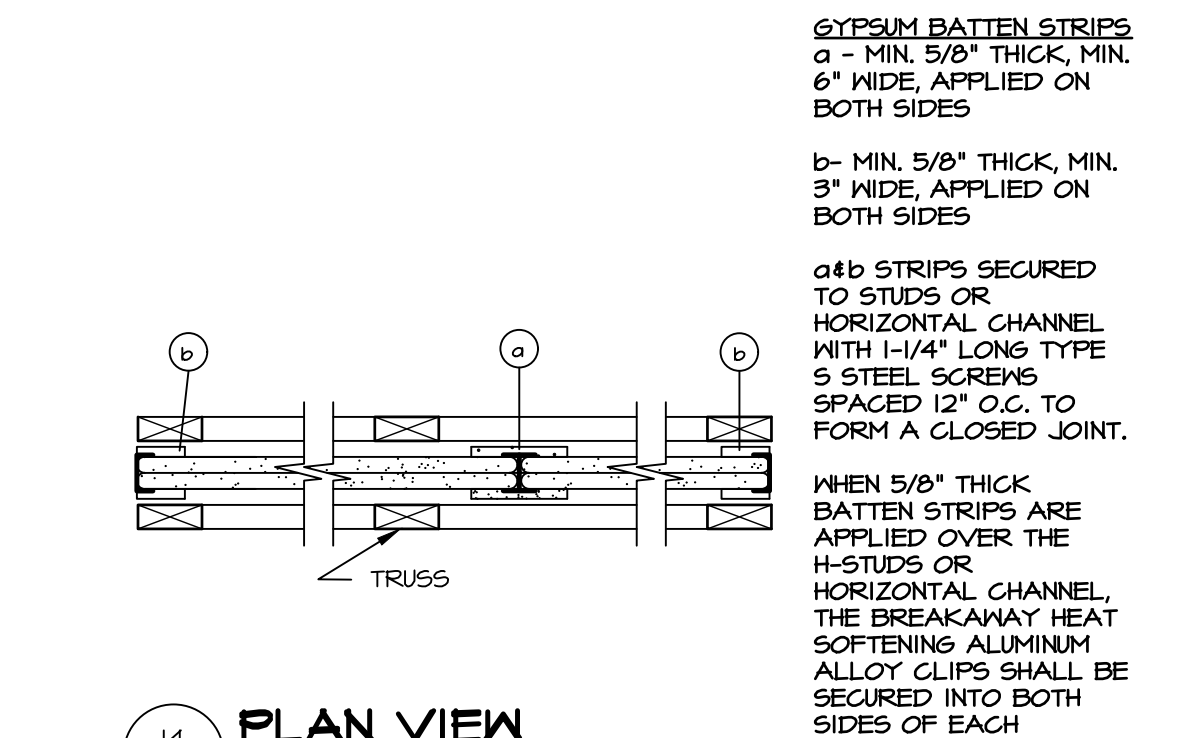
UL DESIGN #V344 AMERICAN GYPSUM

TWO AND HALF HOUR FIRE-RATED WALL DESCRIPTIONS GYPSUM WALLBOARD, METAL H STUDS AT UNIT

SEPARATION WALL: (2) LAYERS 1/2" THICK, 24" WIDE, SOLID TYPE EKCEL GYPSUM BOARDS INSERTED BETWEEN NO. 25 MS6 GALV. STEEL "H" STUDS SPACED 48" O.C. STEEL STUDS SHALL BE 2" DEPTH WITH 1-3/8" FLANGE WIDTH, HORIZONTAL RUNNERS...

DESIGN DATA table with columns for Thickness (Fire), Thickness (Sound), Height, Approximate Weight, Wall Rating, and Finish Rating. Includes fire test: UL V344.

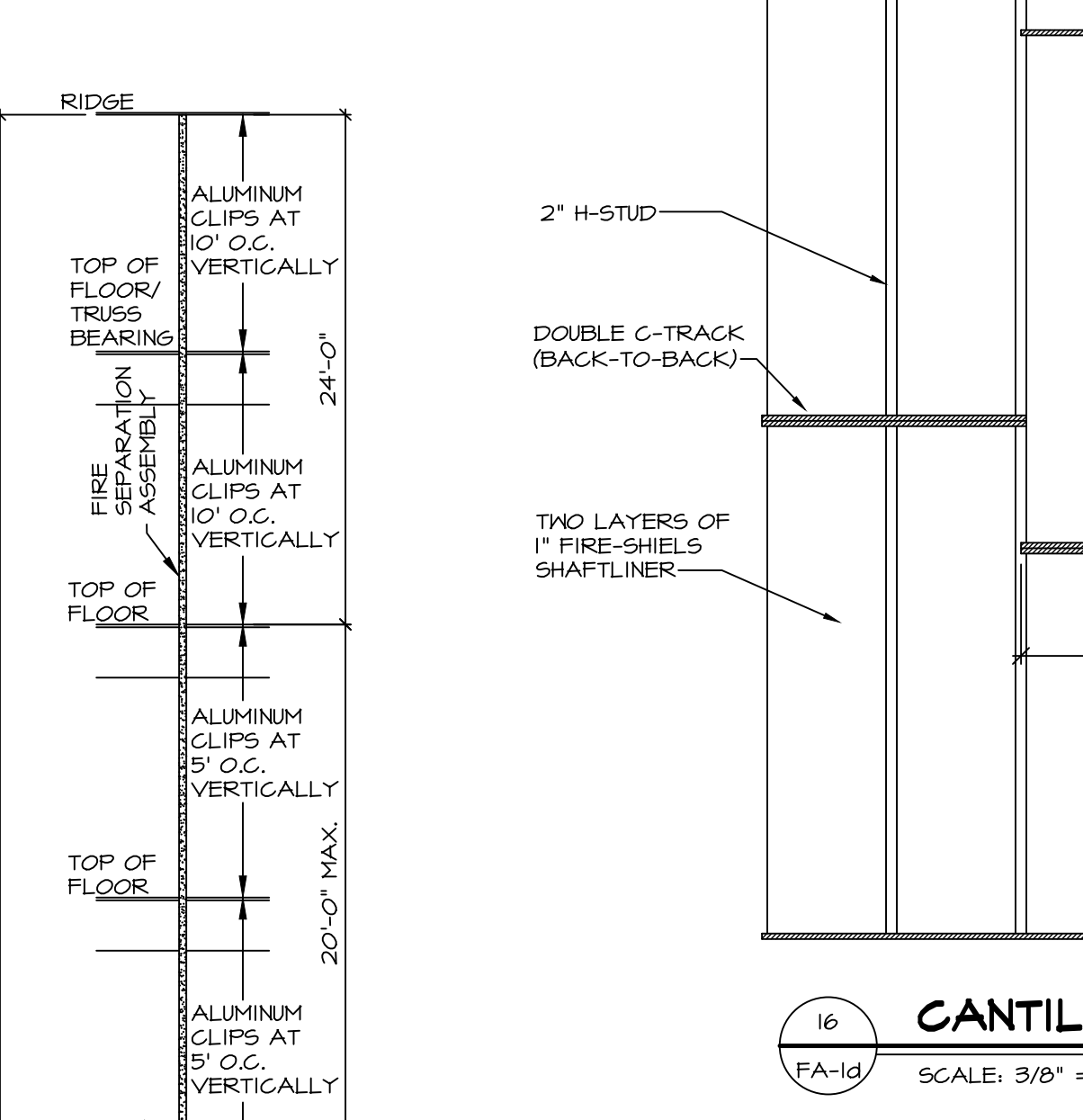
REFERENCED DOCUMENTS (1) UL DESIGN NO. V344, BXU/V344, 02-04-2022



LAMINATING SCREEN DETAIL



PLAN VIEW



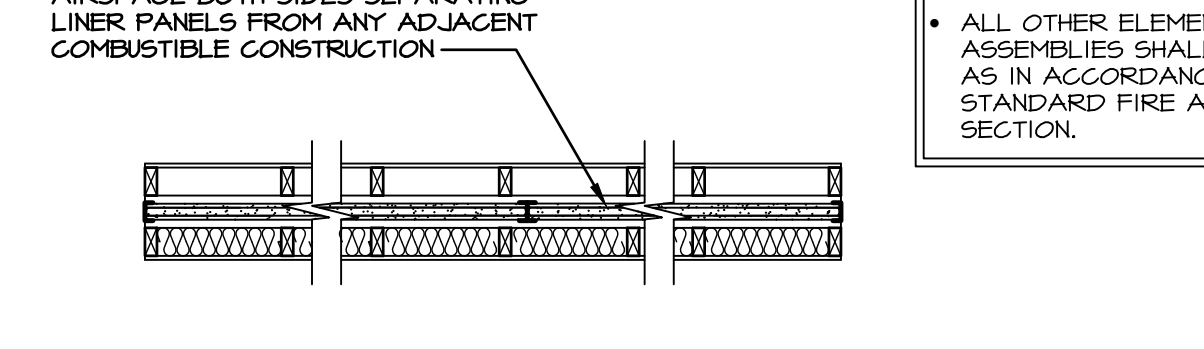
CLIP SPACING DETAIL



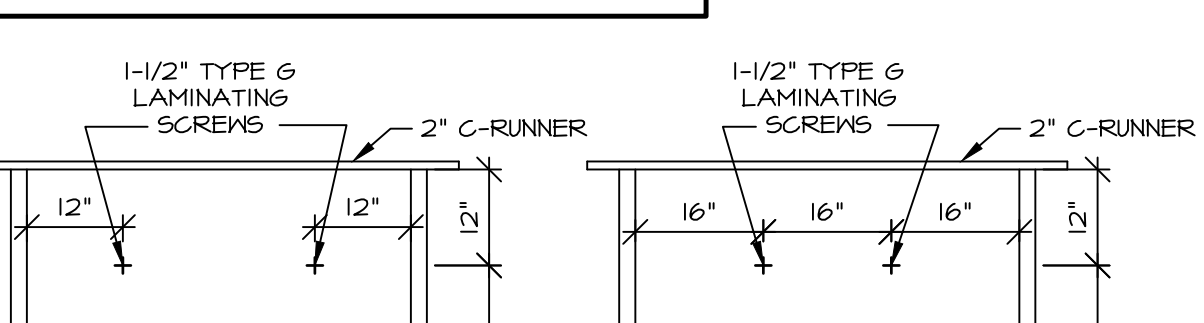
ATTACHMENT DETAIL



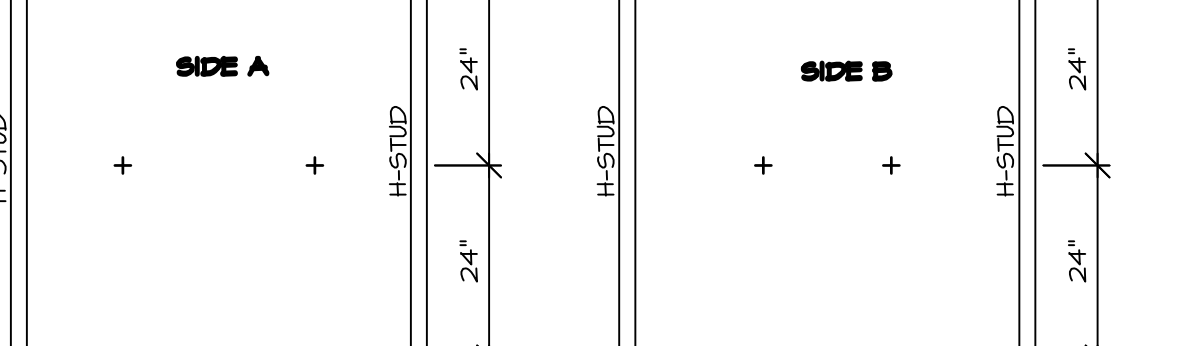
ATTACHMENT DETAIL



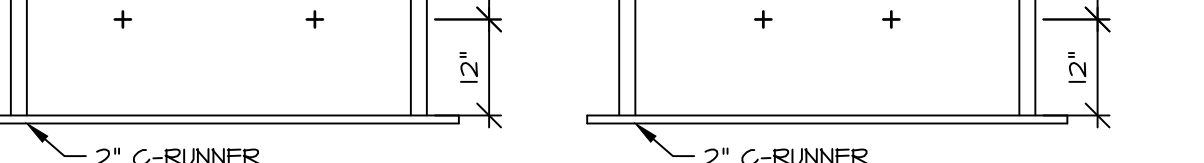
ATTACHMENT DETAIL



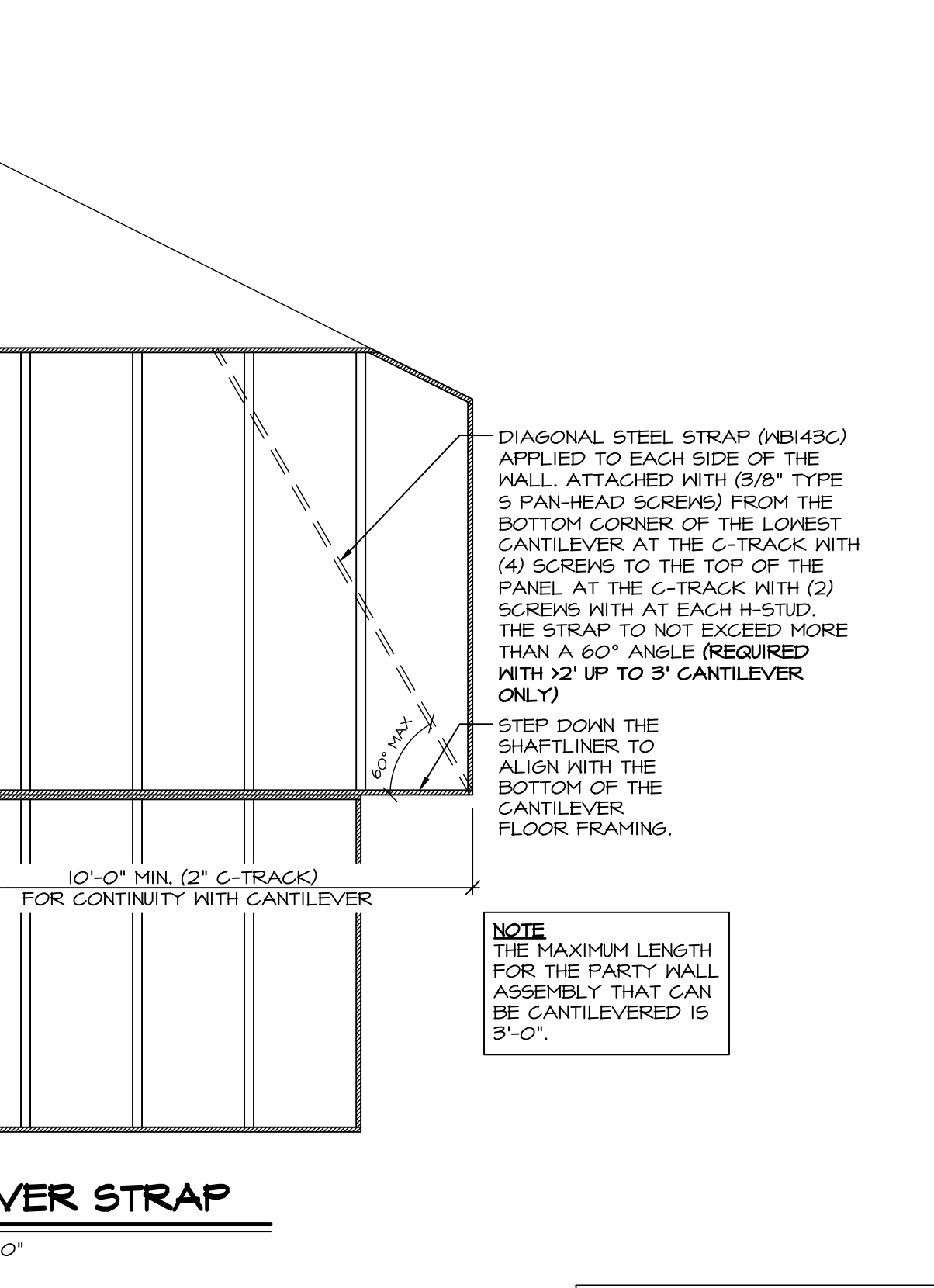
ALTERNATE CORE WALL ASSEMBLY



LAMINATING SCREEN DETAIL



PLAN VIEW

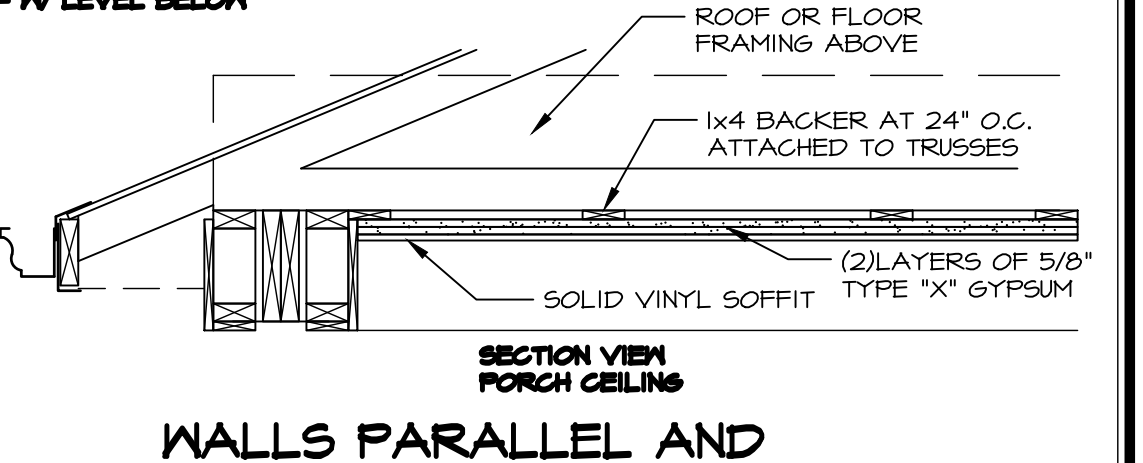
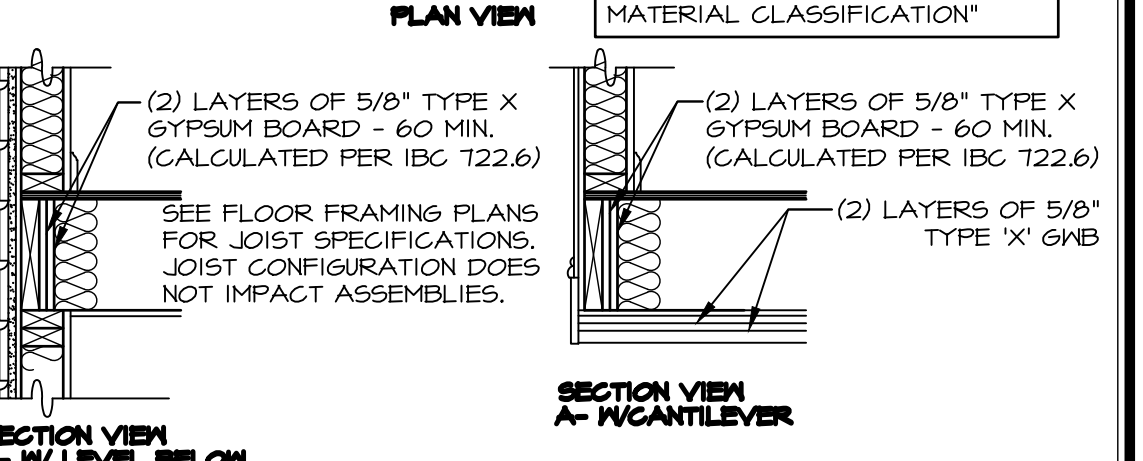
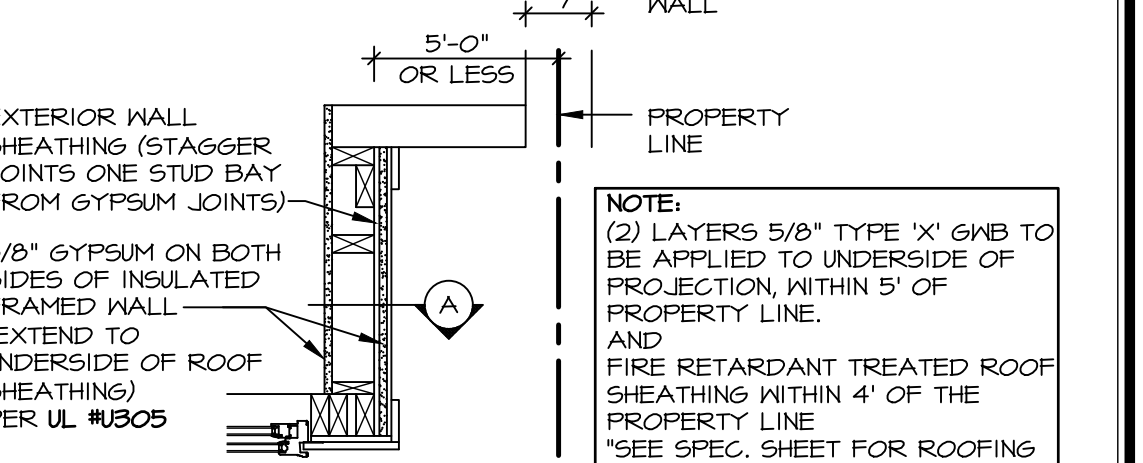
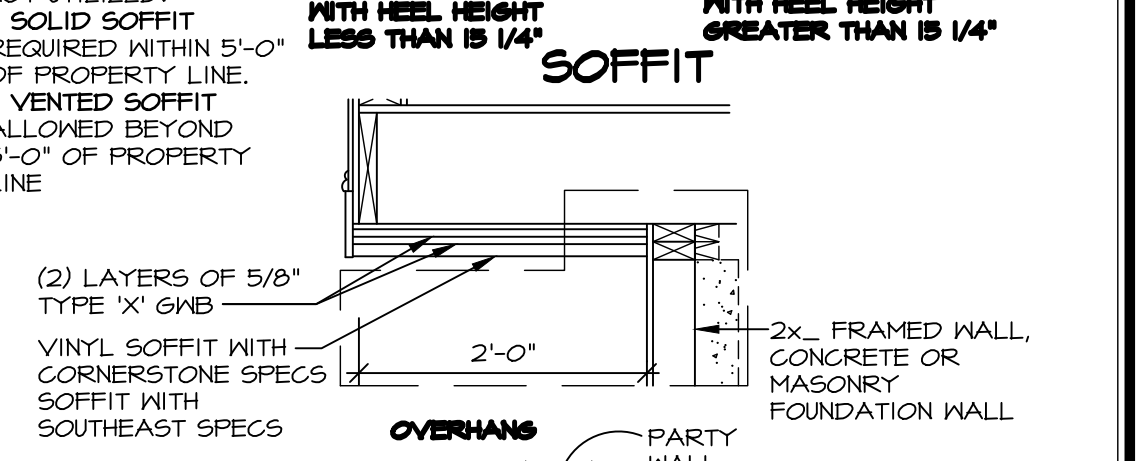
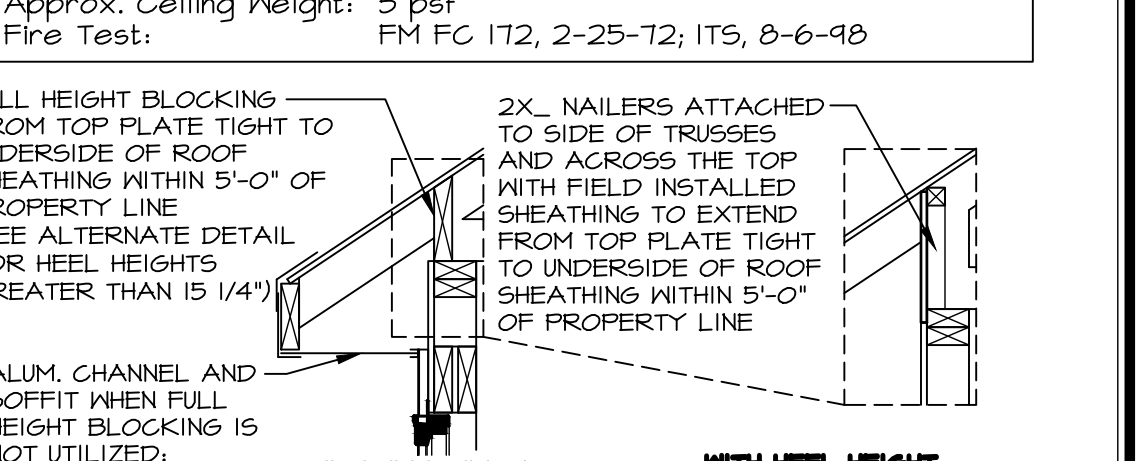
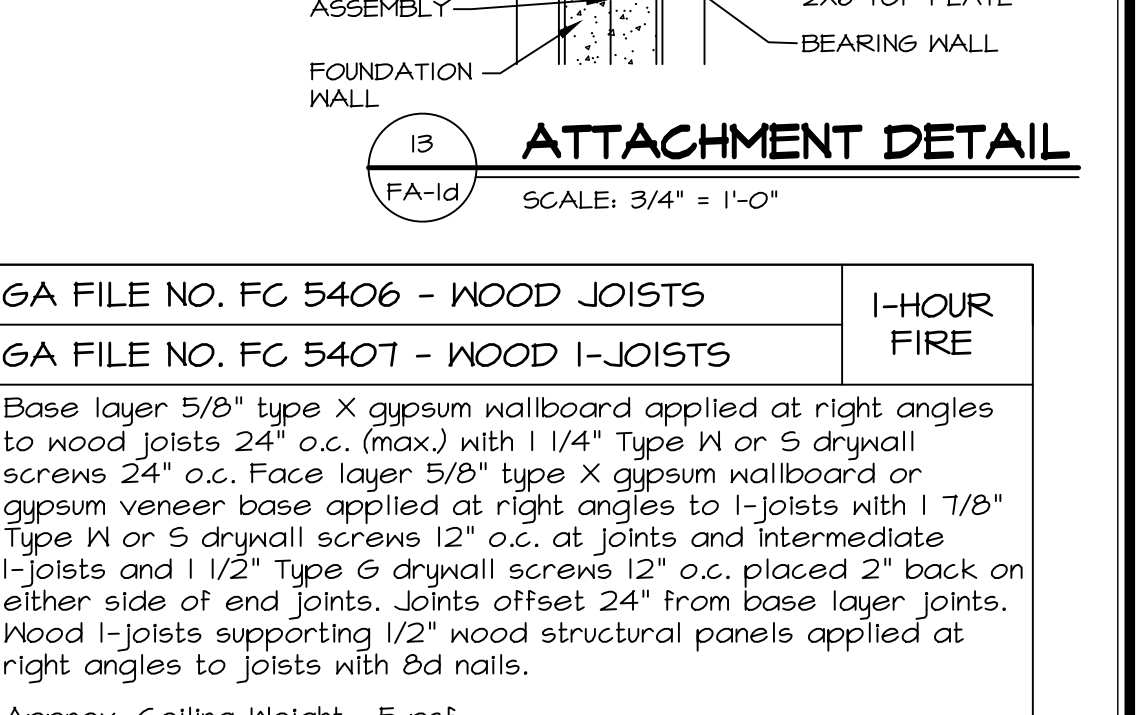


CANTILEVER STRAP



GA FILE NO. FC 5406 - WOOD JOISTS GA FILE NO. FC 5407 - WOOD I-JOISTS 1-HOUR FIRE

Base layer 5/8\"/>



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

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.

REMARKS: 06/30/2025 06/30/2025 06/30/2025 06/30/2025 06/30/2025 06/30/2025 06/30/2025 06/30/2025 06/30/2025 06/30/2025

REVISIONS: 06/30/2025 06/30/2025 06/30/2025 06/30/2025 06/30/2025 06/30/2025 06/30/2025 06/30/2025 06/30/2025 06/30/2025

NVR, Inc. is a registered architect in these states. Plans are not to be reproduced or copied in any form without our express written consent of NVR, Inc. SET NO. VERSION DRAWN BY JDS DATE: 4/1/15 OPTION

As directed by the North Carolina Board of Architecture and Registered Interior Designers, architectural seals are not required for these plans and specifications.

James Sales
06/30/2025

REV. NO.	DATE	REMARKS
1	10/17/18	1-MET - REMOVED UL344, REPLACED WITH CALCULATED METHOD
2	9/21/19	1-MET - ADDED NOTE 6
3	7/26/19	1S - MOISTURE MANAGEMENT REVISION (JOB 190606)

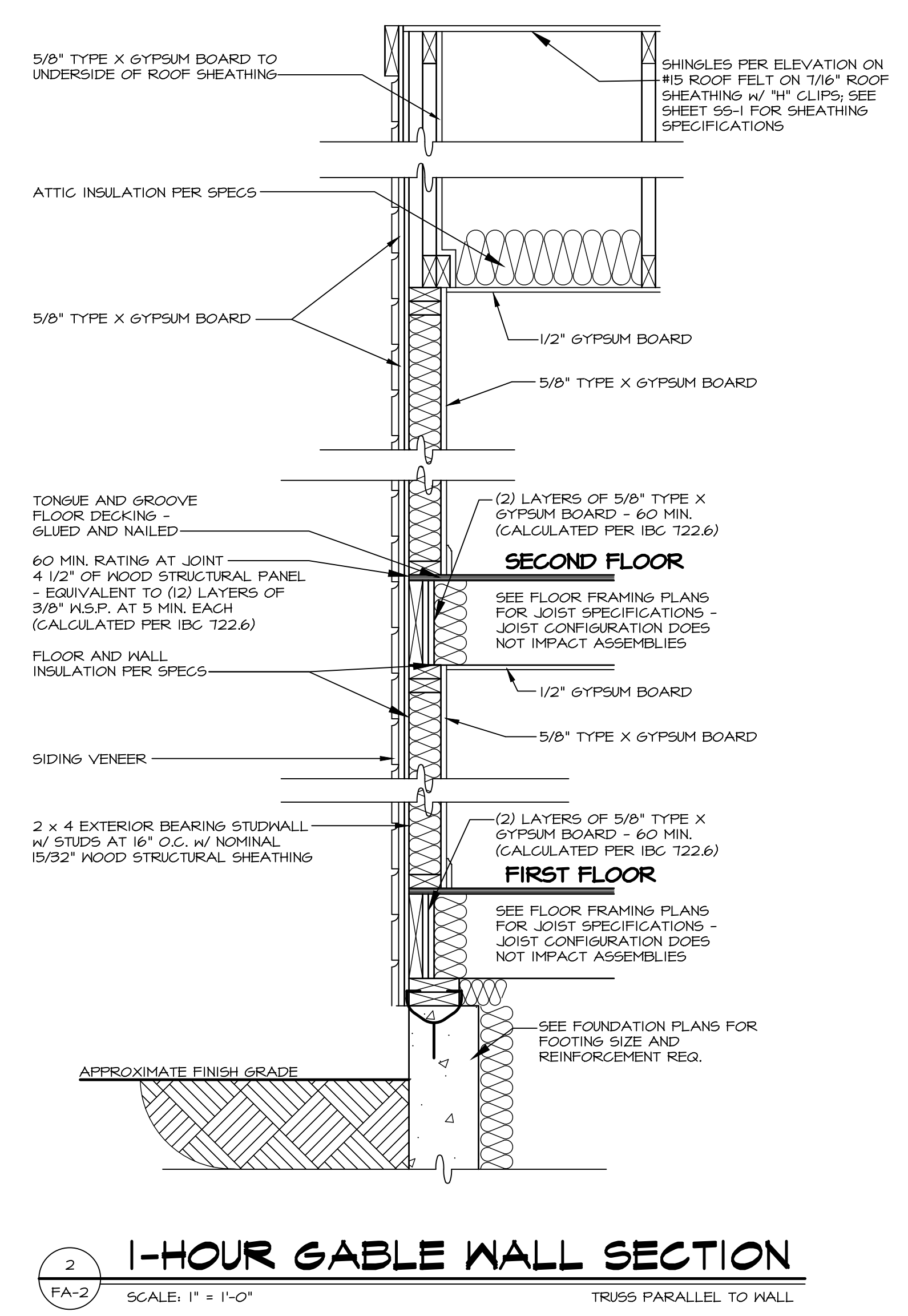
NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.

NVR
NVR, Inc., Suite 100
5285 Westwick, Frederick, MD 21703

SET NO.	VERSION	DRAWN BY	CAP
		DATE:	7/10/17
		OPTION	

SHEET NO.	MODEL	STANDARD DETAILS
FA-2	DRAWING TITLE	1-HOUR RATED EXTERIOR WALLS
	OPTION DESCRIPTION	(NON-STANDARD)

X:\PROJECTS\DETAILS\NVR_Assembly\FA-2.dwg 05/07/25 - 2:55 PM



1-HOUR GABLE WALL SECTION
SCALE: 1" = 1'-0"
TRUSS PARALLEL TO WALL

- NOTES:**
1. WALLS WITHIN 5' OF PROPERTY LINE SHALL HAVE A MAXIMUM OF 25% OPENINGS AREA.
 2. WALLS WITHIN 3' SHALL HAVE NO GLAZING AND ANY FRAMED OPENINGS SHALL BE CLOSED IN.
 3. NO OVERHANGS SHALL EXTEND WITHIN 2' OF PROPERTY LINE.
 4. GYPSUM USED ON EXTERIOR (INCLUDING IN SOFFIT) MUST BE APPROVED FOR EXTERIOR USE.
 5. CLASS A, B OR C ROOFING SHALL BE INSTALLED WHEN THE EDGE OF THE ROOF IS LESS THAN 3 FEET FROM A LOT LINE.
 6. DETAILS '1 & 2' APPLY TO MULTIPLE STORY DWELLINGS AND ACCESSORY SUCH AS GARAGES AND SHEDS.

FIRE RATING DETAILS

From Exterior:

At Walls -
 Calculated assembly per IBC T22.6
 15/32-inch N.S.P. = 10 min. TABLE T22.6.2(1)
 5/8-inch Type X gypsum = 40 min. TABLE T22.6.2(1)
 Wood frame (wall) = 20 min. TABLE T22.6.2(2)
 TOTAL = 60 min.

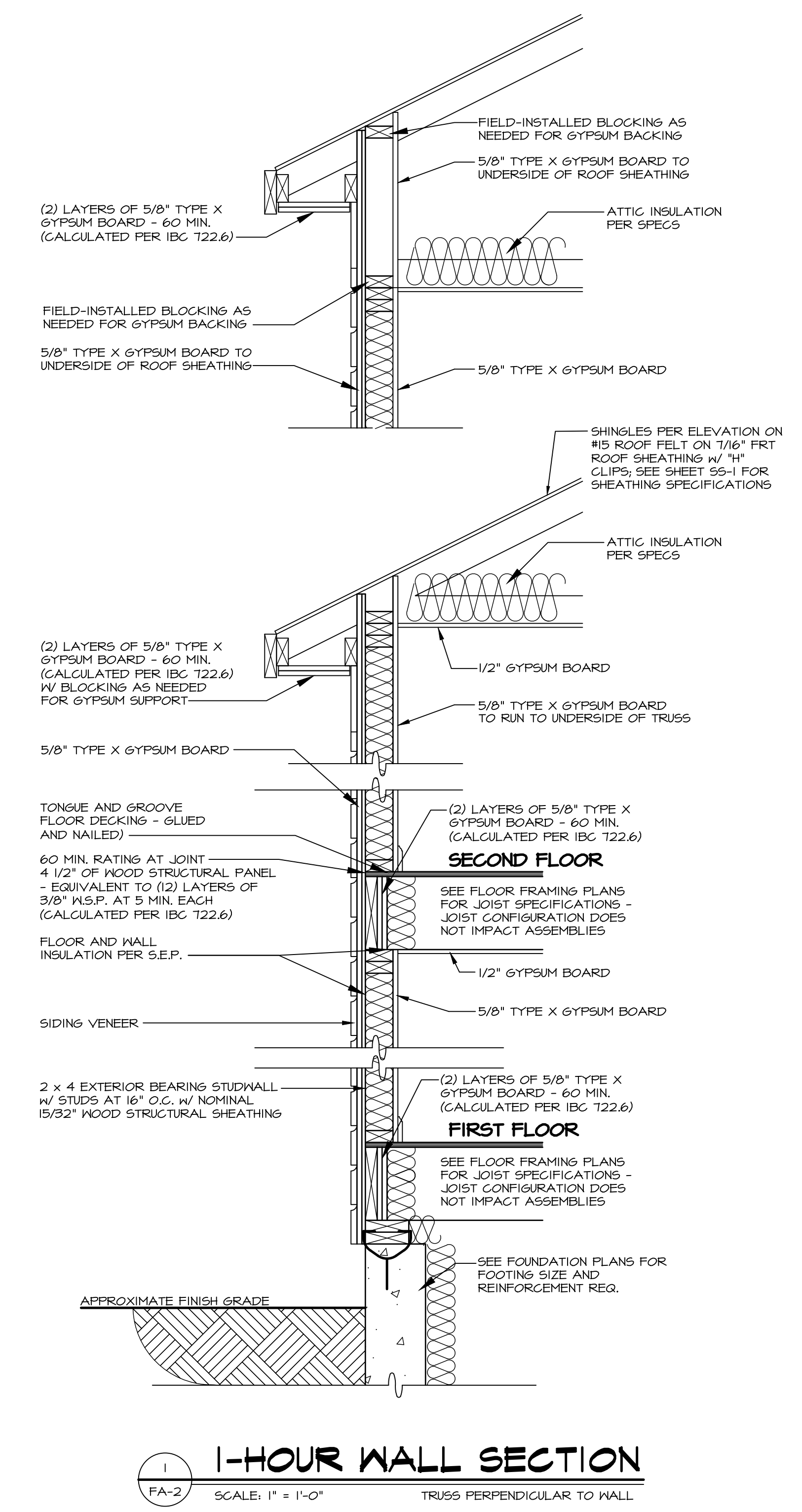
At Floors -
 Calculated assembly per IBC T22.6
 15/32-inch N.S.P. = 10 min. TABLE T22.6.2(1)
 5/8-inch Type X gypsum = 40 min. TABLE T22.6.2(1)
 Wood frame (floor) = 10 min. TABLE T22.6.2(2)
 TOTAL = 60 min.

From Interior:

At Walls -
 Calculated assembly per IBC T22.6
 5/8-inch Type X gypsum = 40 min. TABLE T22.6.2(1)
 Wood frame (wall) = 20 min. TABLE T22.6.2(2)
 Insulation = 15 min. TABLE T22.6.2(5)
 TOTAL = 60 min. (max. allowable per T22.6.1.1)

At Floors -
 Calculated assembly per IBC T22.6
 (2) layers 5/8-inch Type X gypsum = 40 min. TABLE T22.6.2(1)
 (2) x 40 min. ea. = 80 min. TABLE T22.6.2(1)
 TOTAL = 60 min. (max. allowable per T22.6.1.1)

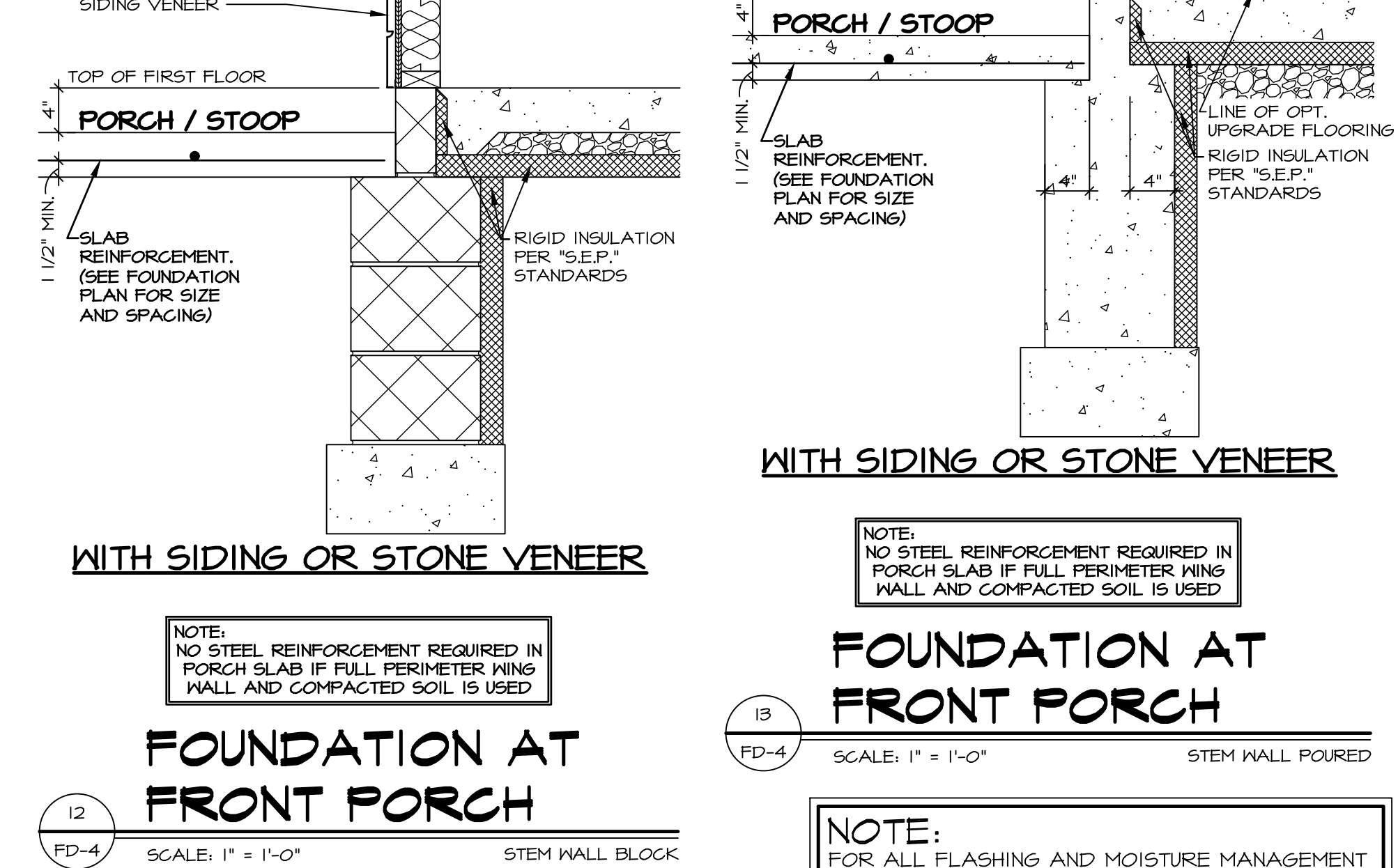
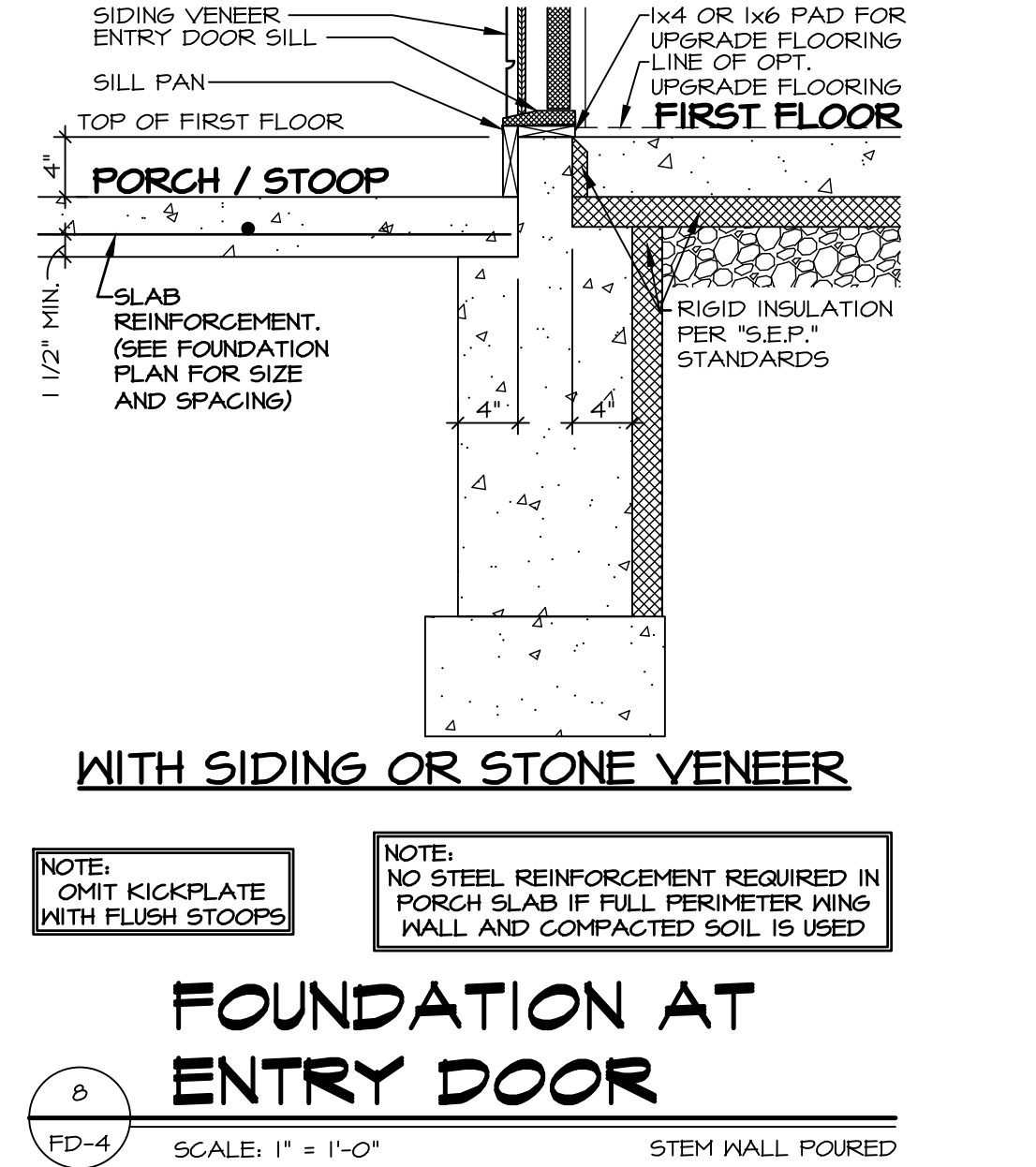
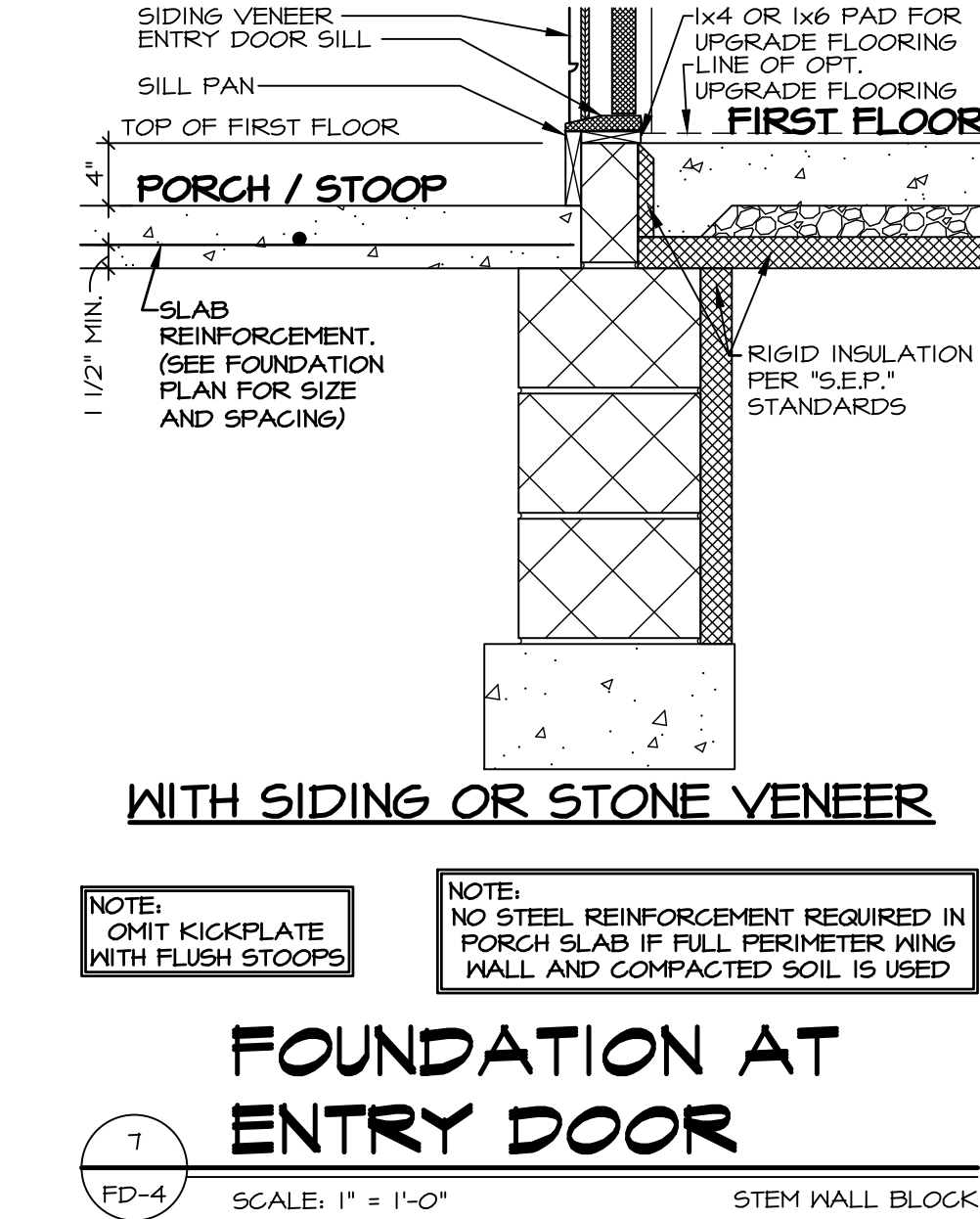
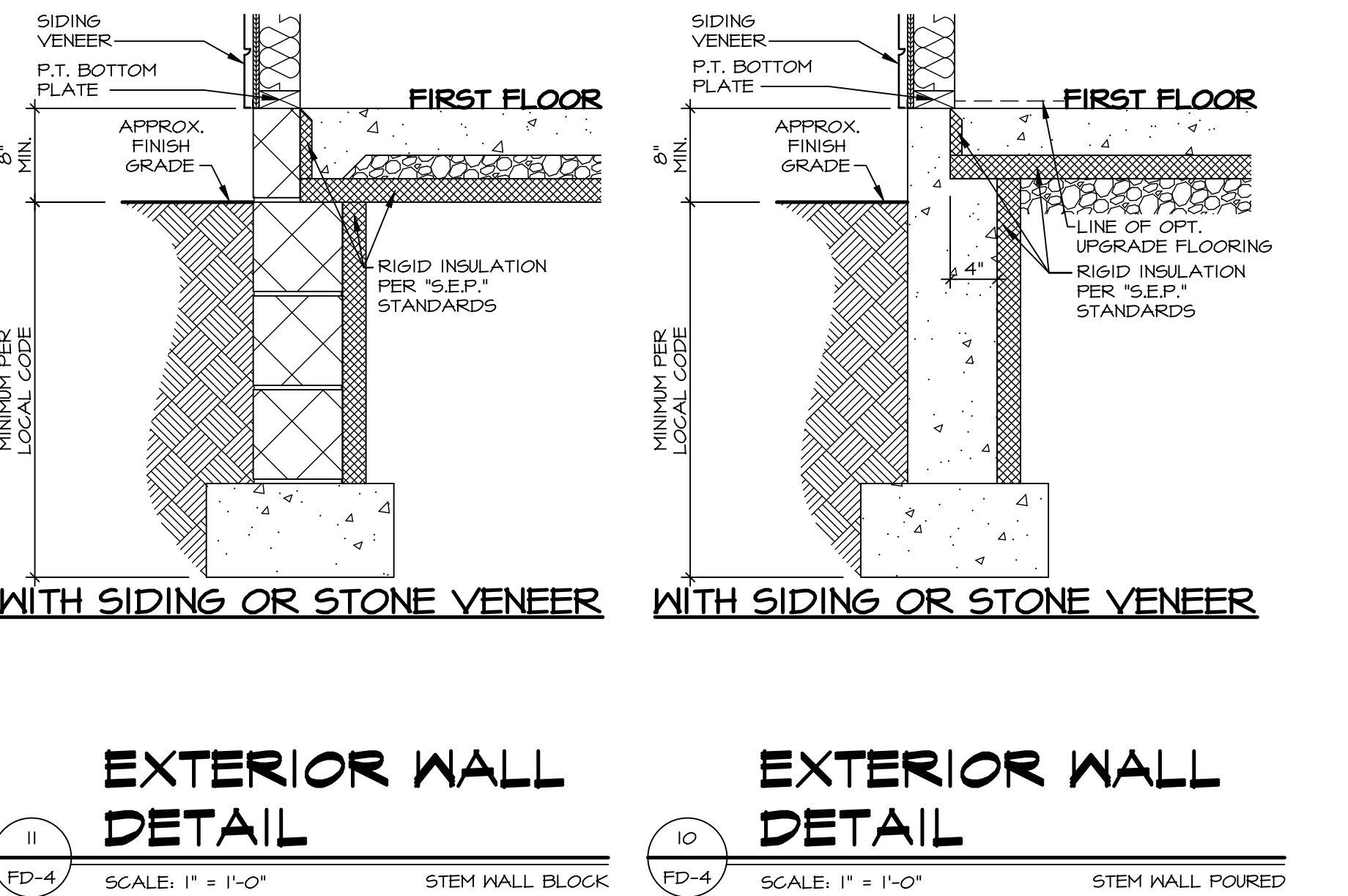
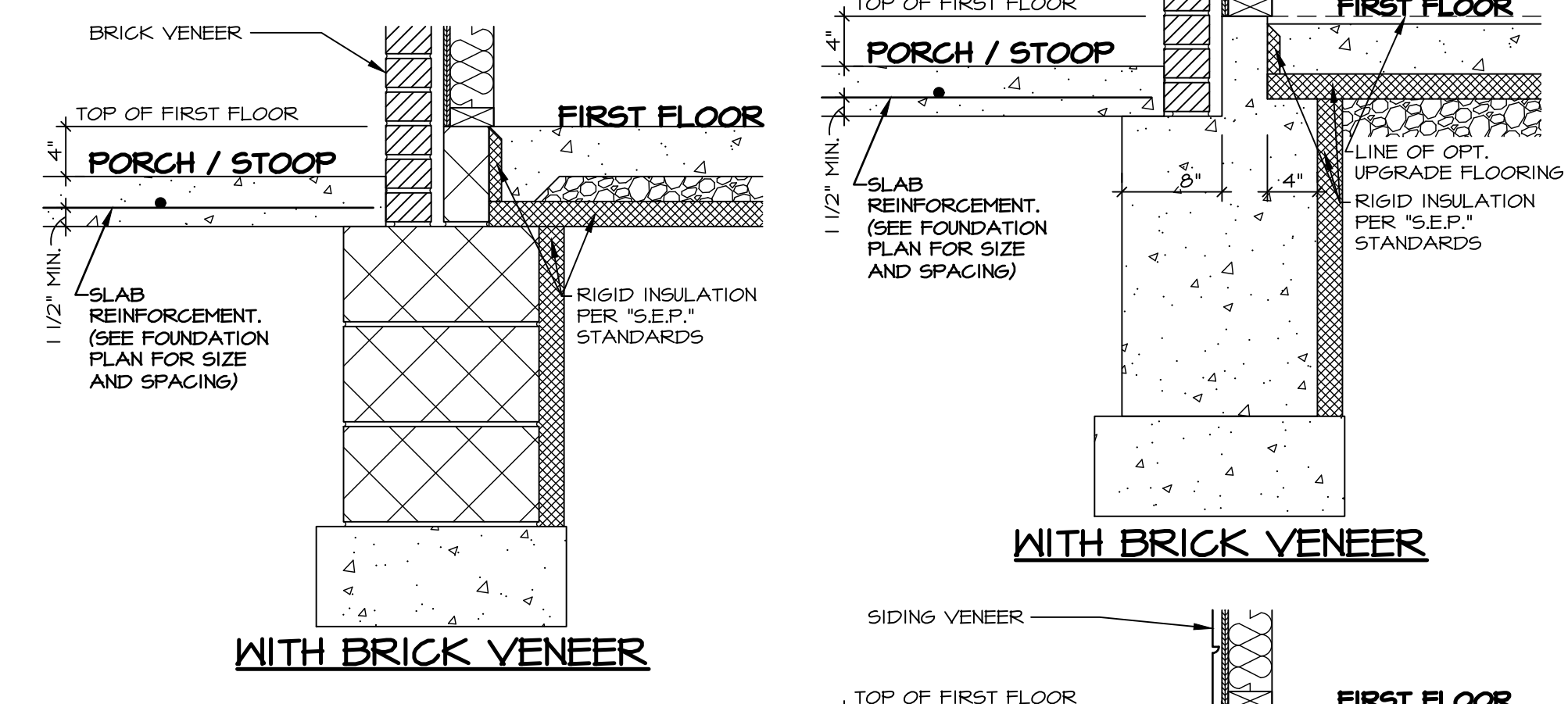
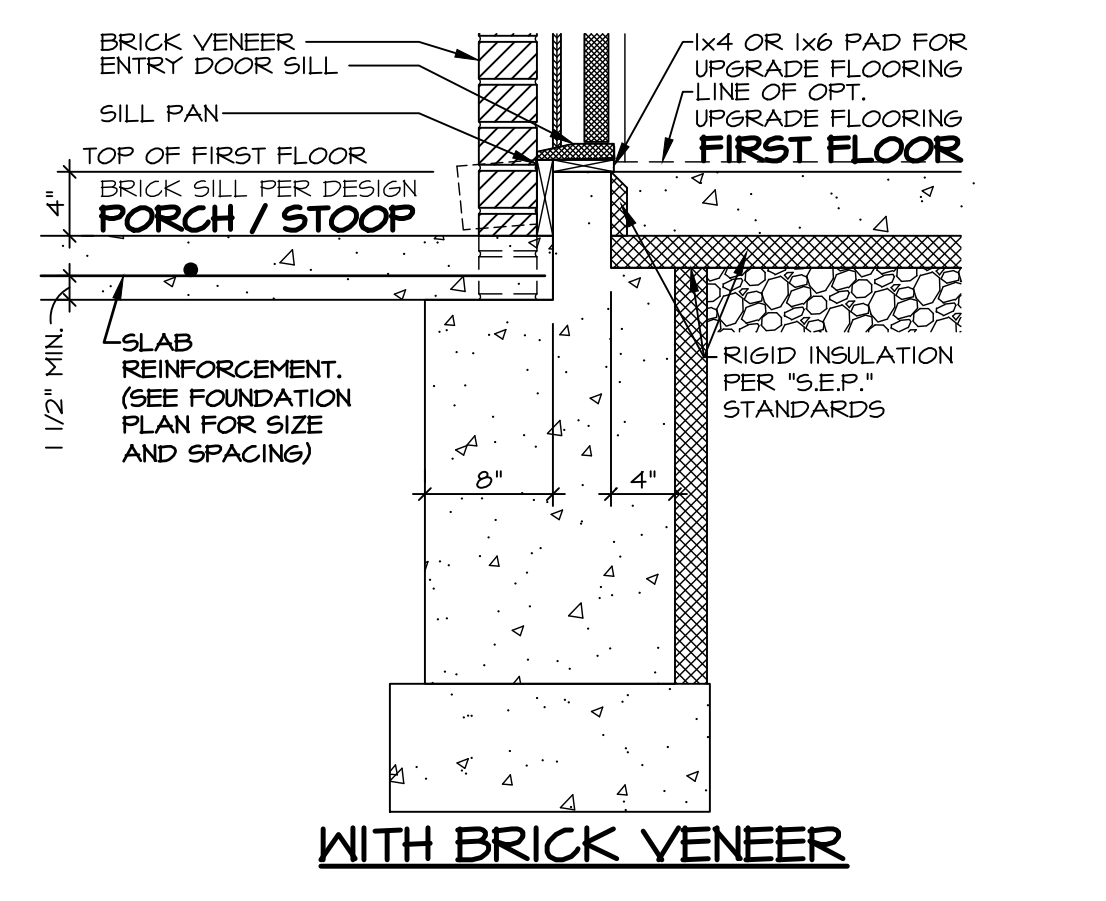
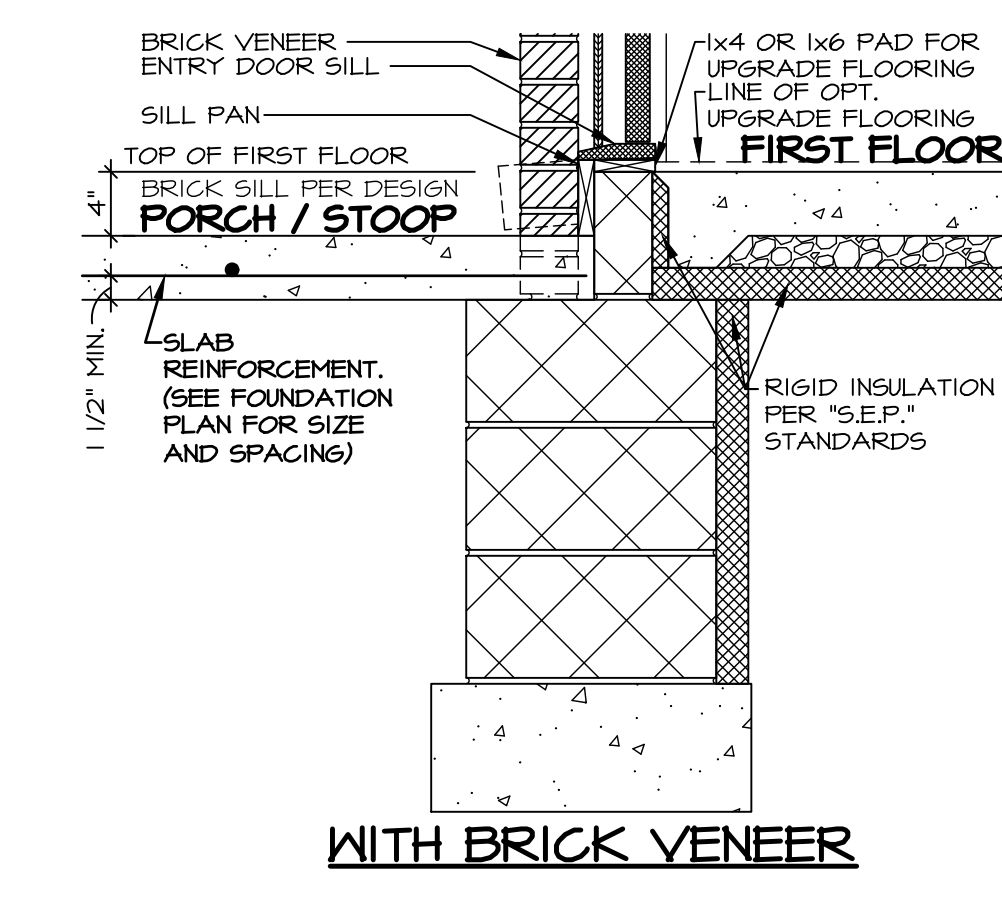
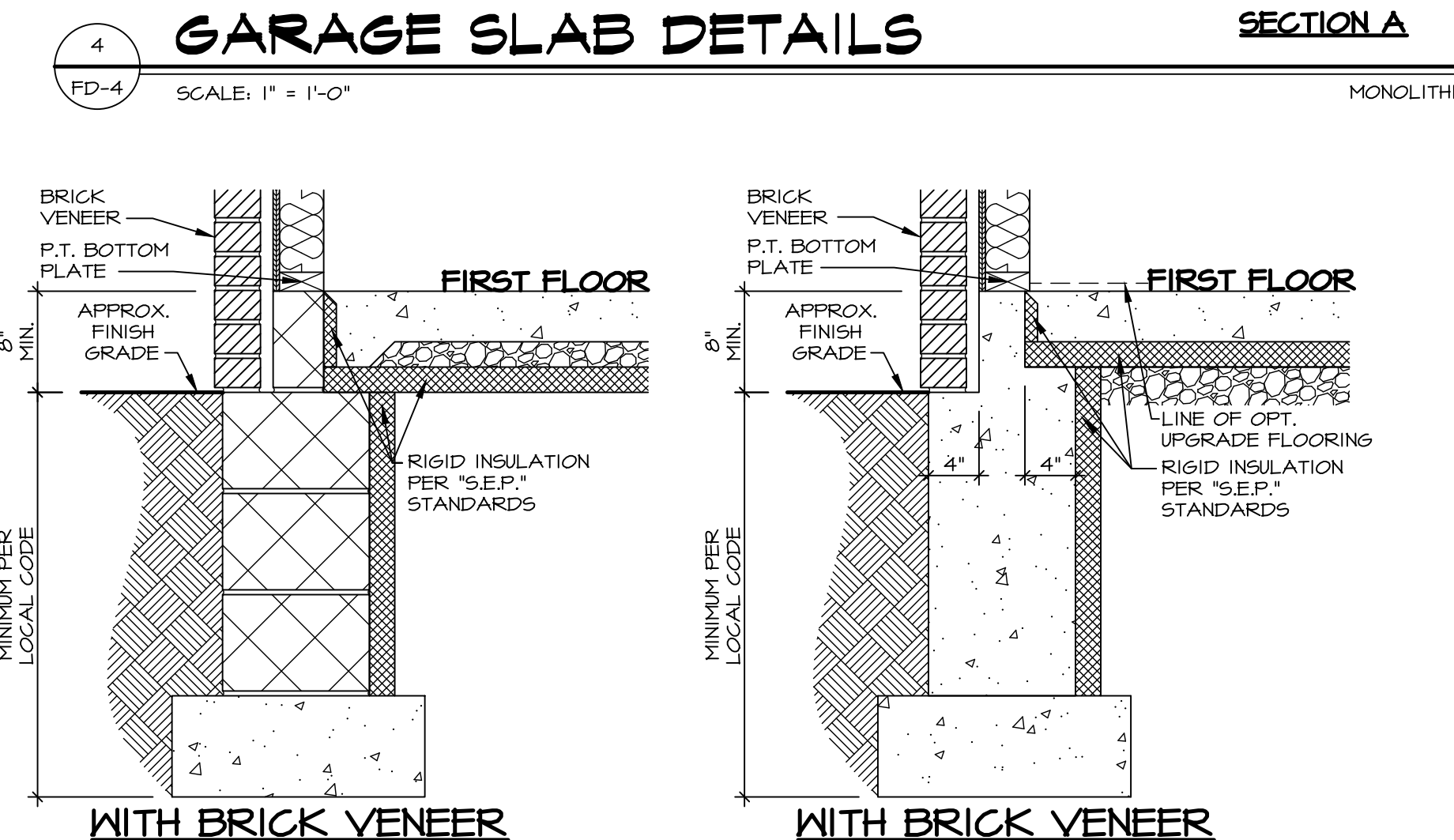
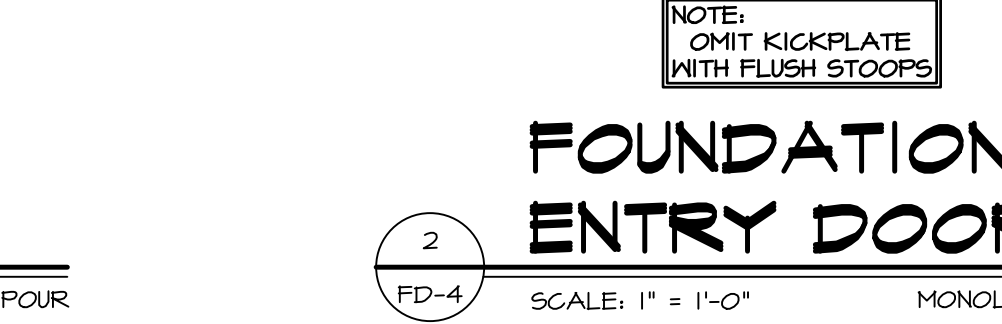
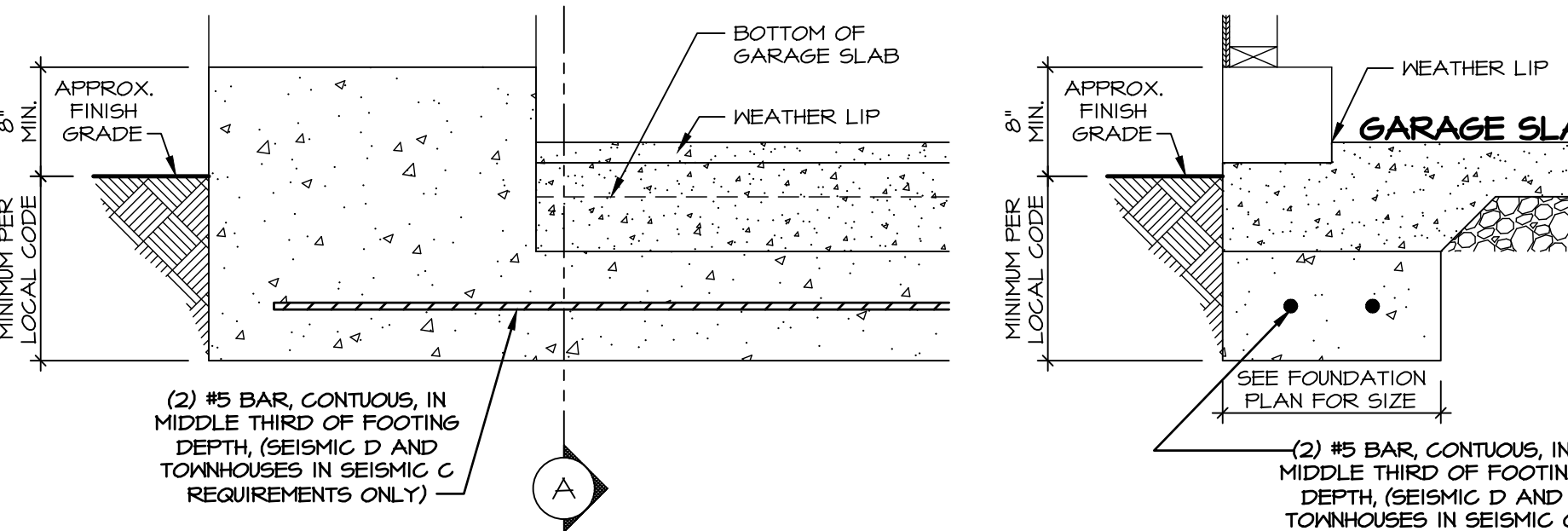
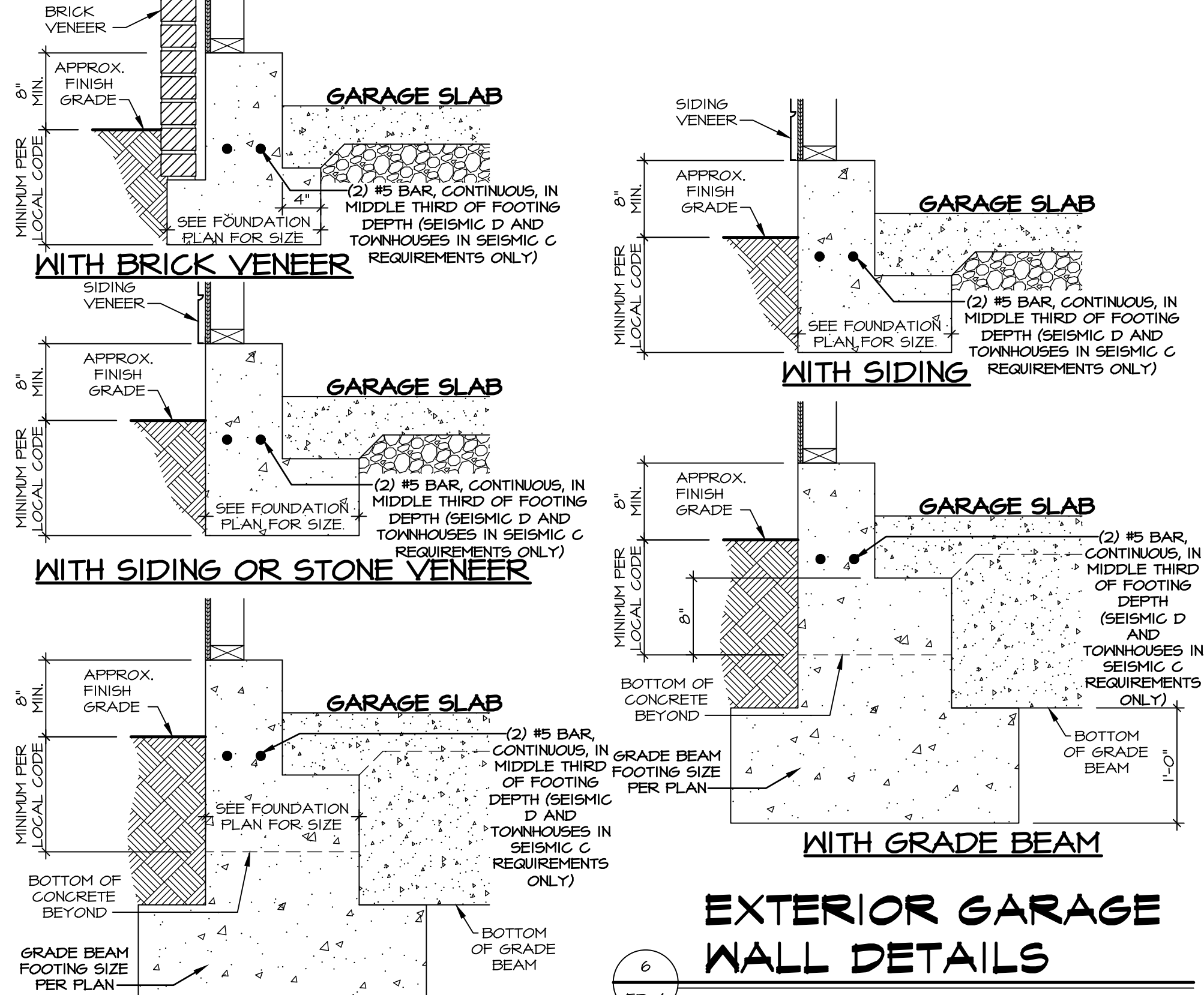
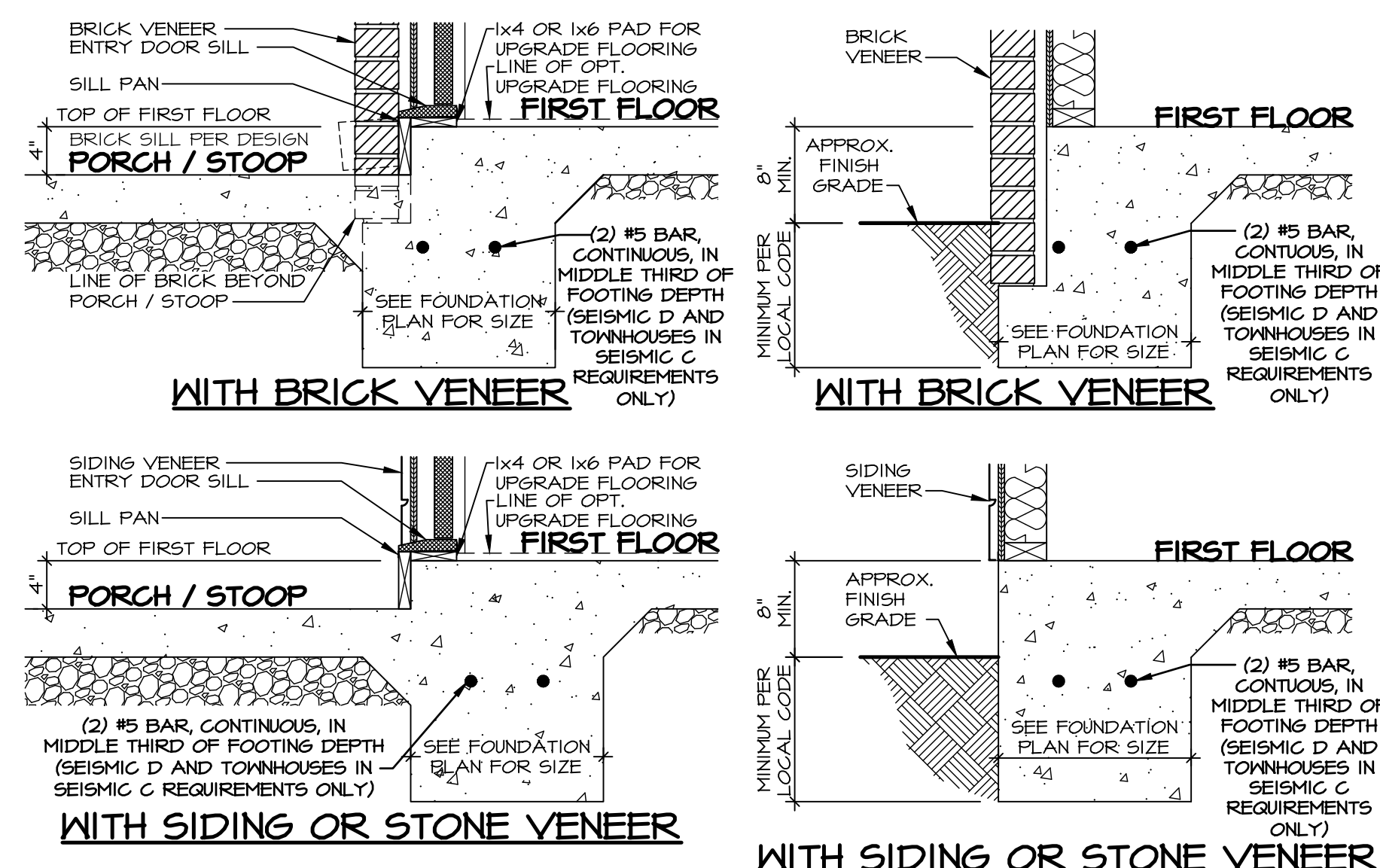
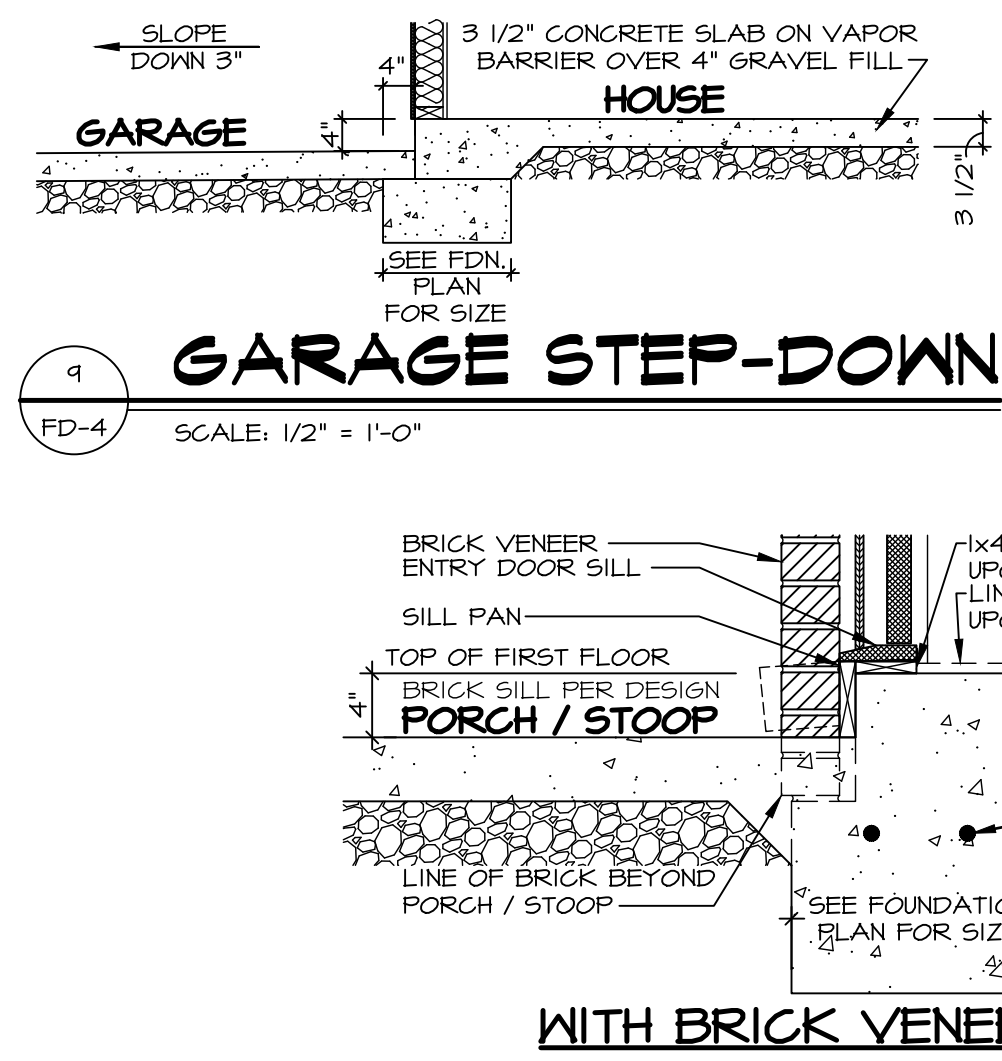
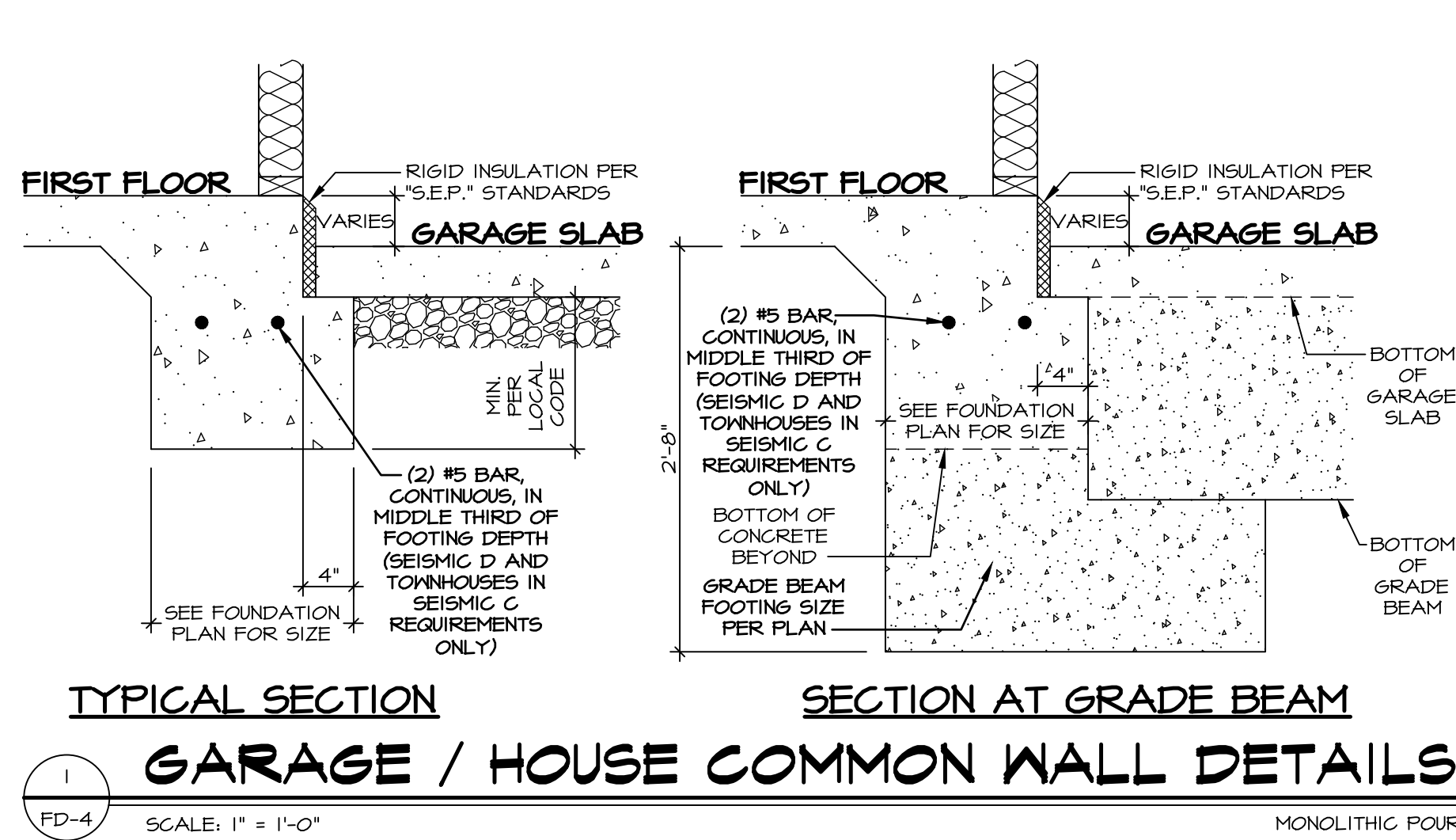
NOTE: CODE REFERENCED IS 2015 AND 2018 INTERNATIONAL BUILDING CODE (IBC). FOR 2009 IBC, CALCULATED FIRE RESISTANCE IS IN ACCORDANCE WITH SECTION T21.6.



1-HOUR WALL SECTION
SCALE: 1" = 1'-0"
TRUSS PERPENDICULAR TO WALL

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

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



FOUNDATION AT FRONT PORCH
SCALE: 1" = 1'-0"

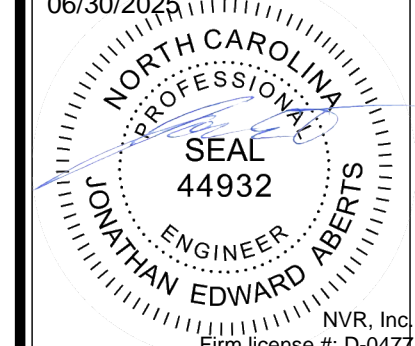
NOTE: NO STEEL REINFORCEMENT REQUIRED IN PORCH SLAB IF FULL PERIMETER WING WALL AND COMPACTED SOIL IS USED

FOUNDATION AT FRONT PORCH
SCALE: 1" = 1'-0"

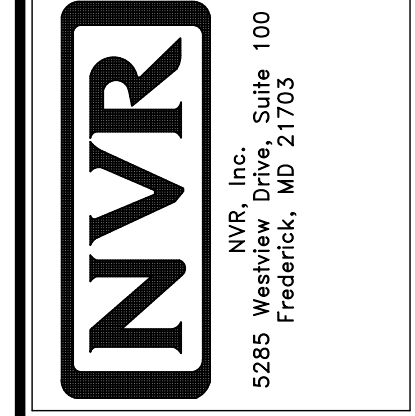
NOTE: FOR ALL FLASHING AND MOISTURE MANAGEMENT INFORMATION REFERENCE THE FOLLOWING:
F-1 - SIDING VENEER & GENERAL
F-2 - BRICK VENEER
F-3 - STONE VENEER

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.

REV. NO.	DATE	REMARKS
10	1/20/14	DR - MOISTURE MANAGEMENT REVISION (JOB #666)
11	6/23/14	DR - DETAILS 1, 2, 3, 4, AND 6 REVISED REBAR W/ SEISMIC D TO "MIDDLE THIRD"
20	1/9/21	DR - DETAILS 11, 12, 13, 14, AND 15 REVISED EXPANSION BOARD TO RIGID INSULATION
21	5/9/22	DR - DETAILS 11-16, ADDED "AND TOWNHOUSES IN SEISMIC C" TO REBAR
22	7/20/23	RFB - REMOVED REFERENCES TO ANCHORS
23	11/21/23	RFB - REMOVED GRADE BEAM INFORMATION ON DETAIL 4
24	6/17/24	56A - REMOVED/REVISED DIMENSION ON DTL 1, 2, 3, 4, 5, 6, 9
25	5/21/18	DR - DETAIL 1, ADDED NOTE TO RIGID FOAM INSULATION
17	7/22/18	DR - DETAIL 6, AND 13, ADDED RIGID FOAM INSULATION / EXPANSION BOARD



NVR, Inc. expressly reserves its copyright and other proprietary rights in these plans. These plans are not to be reproduced, stored in a retrieval system, copied in any form or manner, or used in any way without the written consent of NVR, Inc.



SET NO.	VERSION	DATE	OPTION
1	1		

STANDARD DETAILS
DRAWING TITLE: FOUNDATION DETAILS
SLAB FOUNDATION
OPTION DESCRIPTION

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

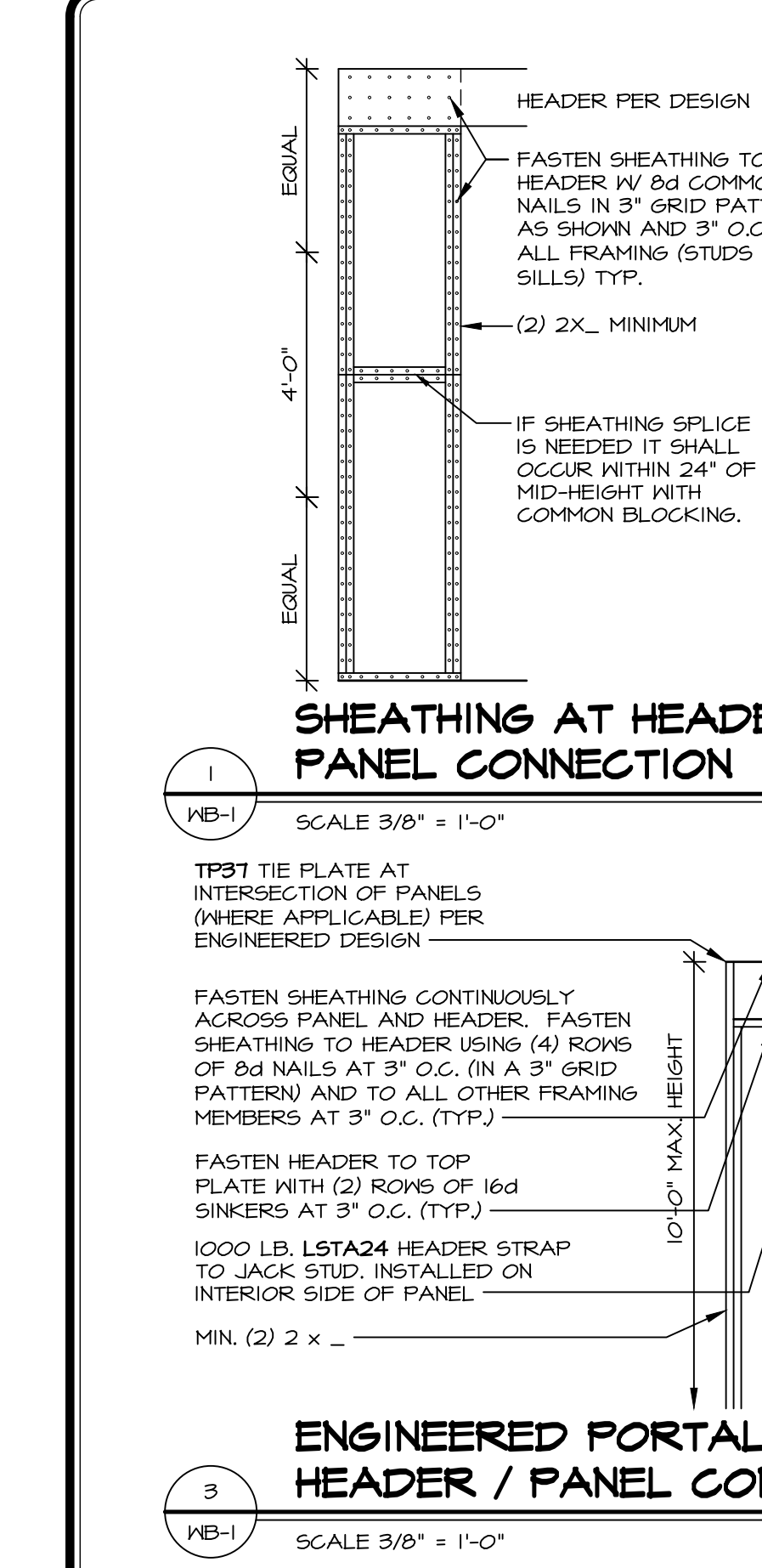
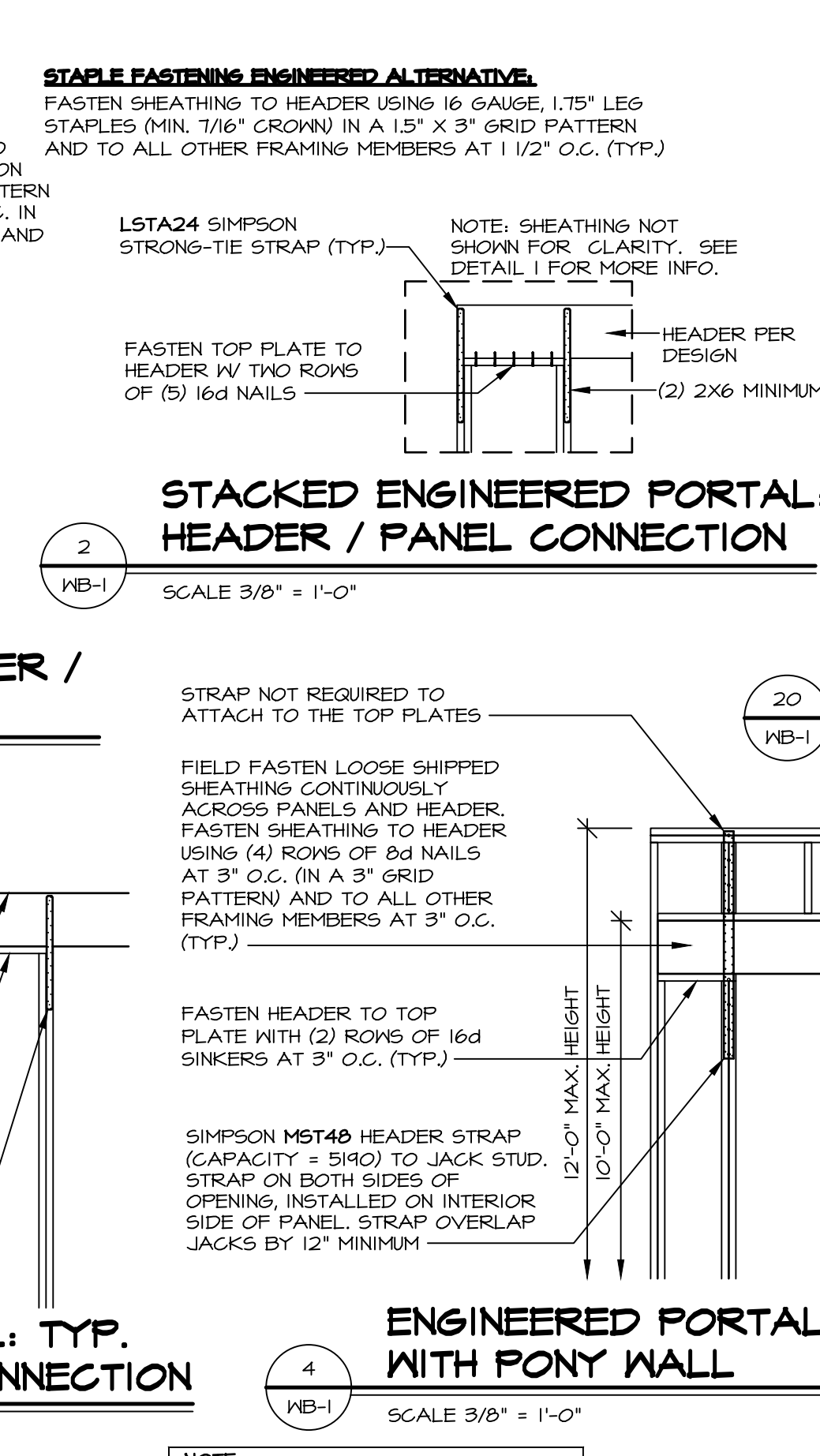
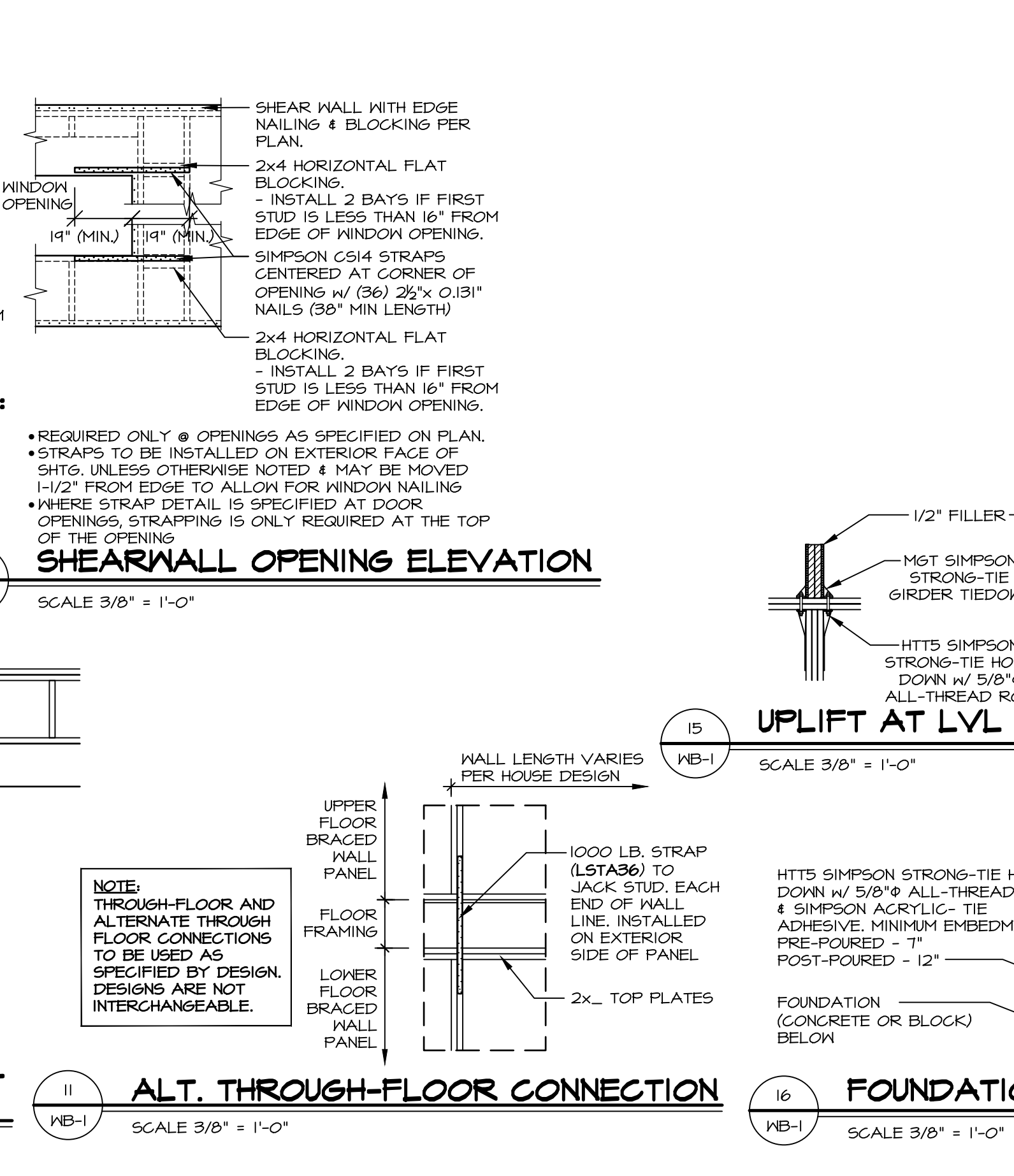
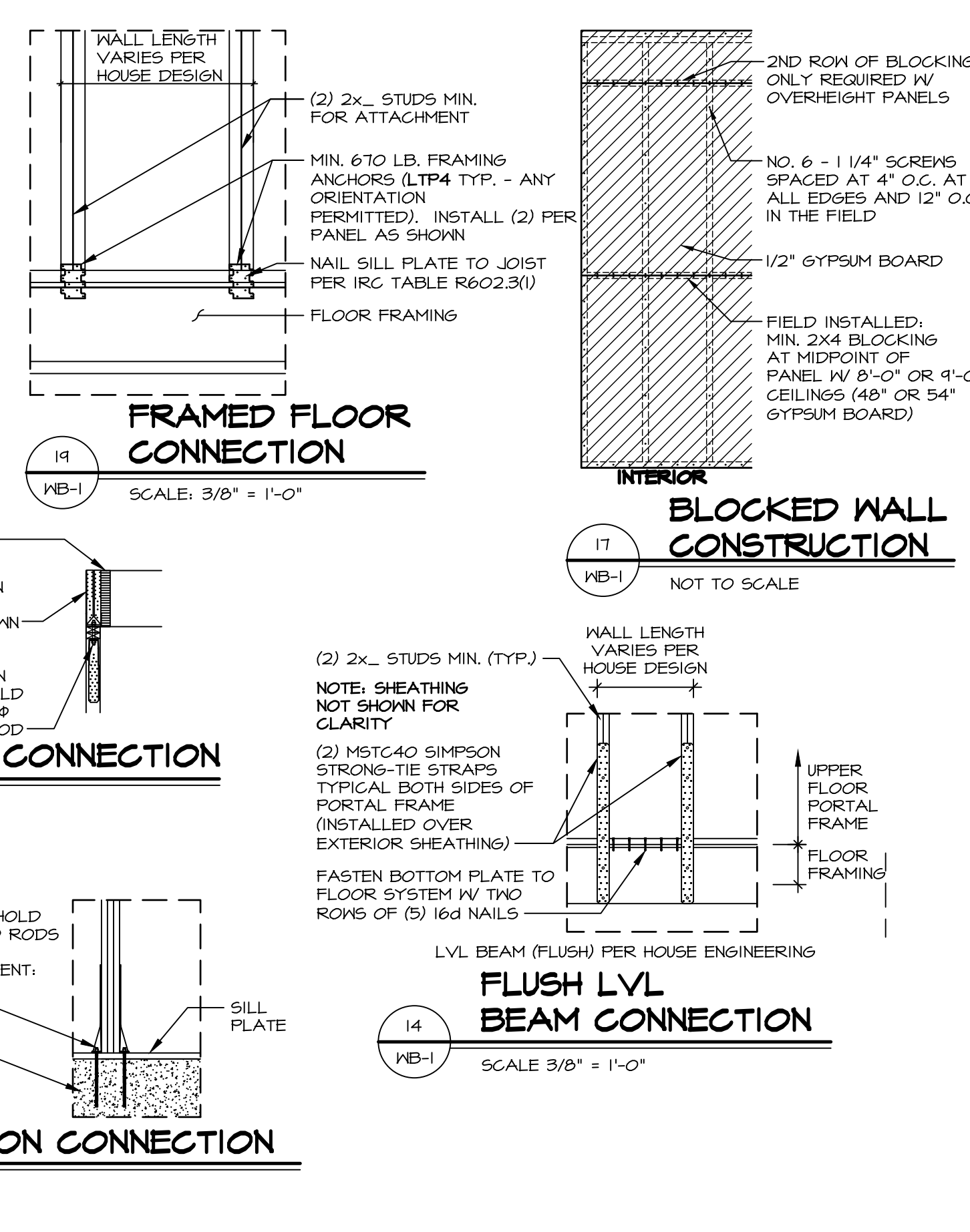
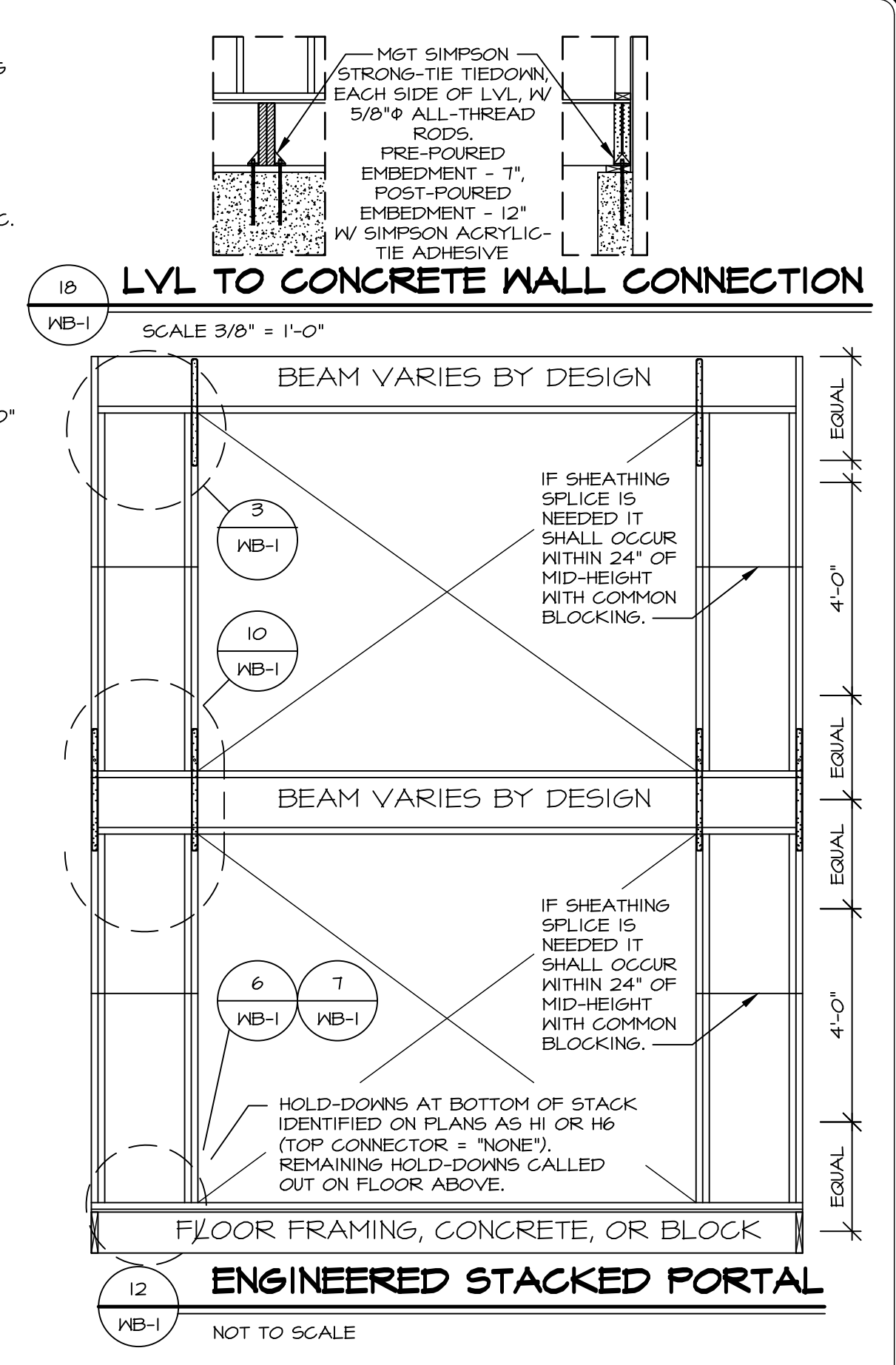
REV. NO.	DATE	REMARKS
1	2/16/22	ADN - REVISED DETAIL 5/WB-1, ADDED H6
2	2/16/22	ADN - (GG, HT, H6) REVISED DETAILS UTILIZING STUDS TO INCLUDE REBAR
3	6/14/23	CEL - ADDED DETAIL 21, H51
4	9/19/23	DLR - REVISED CONNECTOR CHART, REMOVED PART NUMBERS
5	11/01/24	JAS - ADDED INTERIOR NOTE TO H5TC66 STRAPS DETAIL #1 (ARC-11959)
6	3/26/25	CEL - ADDED POINT WALL NOTES TO 4/WB-1 FOR STRAP
7	1/29/25	CEL - REVISED 12/WB-1 TO REFERENCE 2/WB-1

06/30/2025
 NORTH CAROLINA PROFESSIONAL SEAL 44932
 ENGINEER EDWARD ALBERTS
 Firm license #: D-177

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

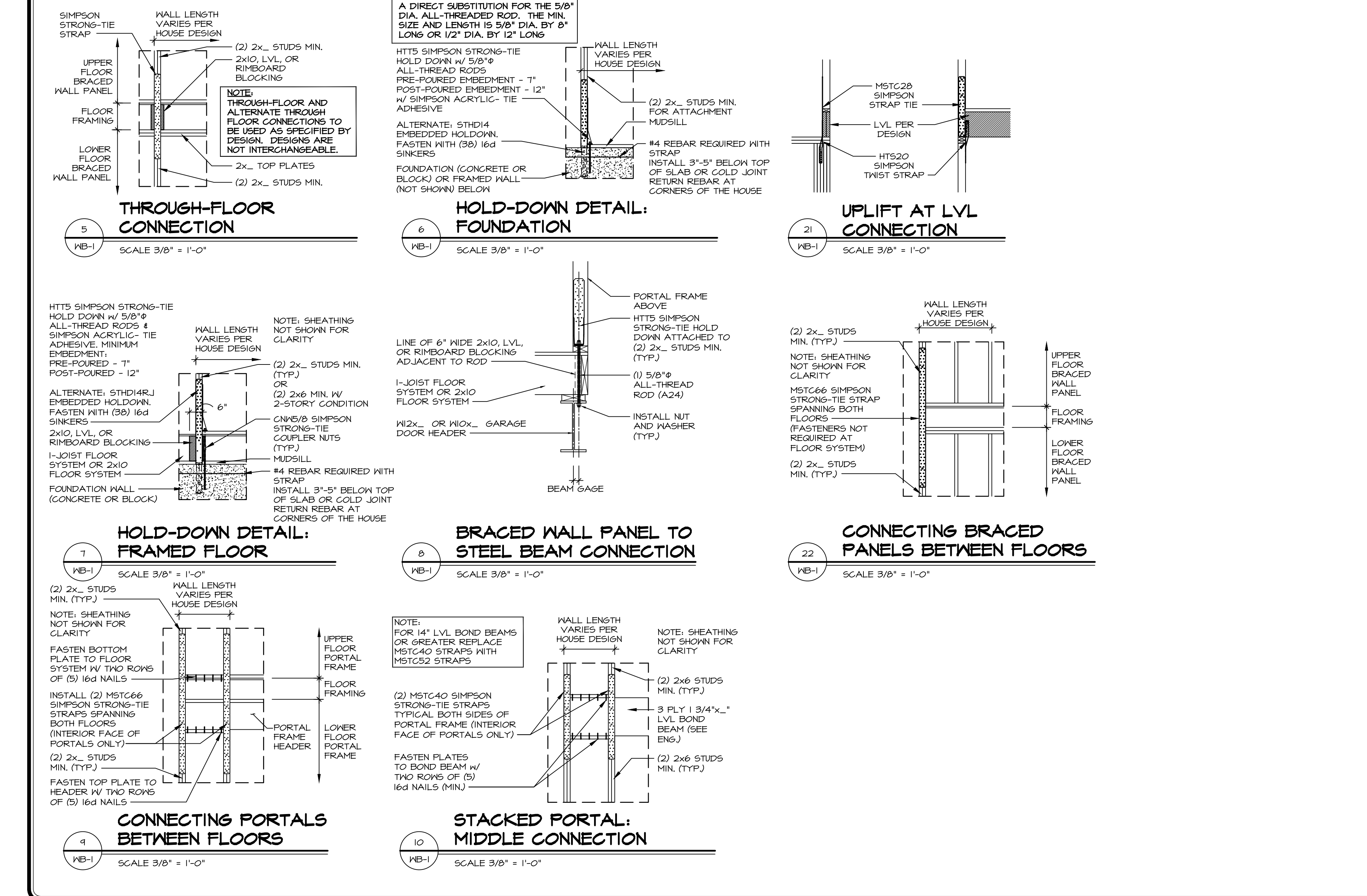
SET NO. VERSION
 DRAWN BY KET
 DATE: 2/16/22
 OPTION

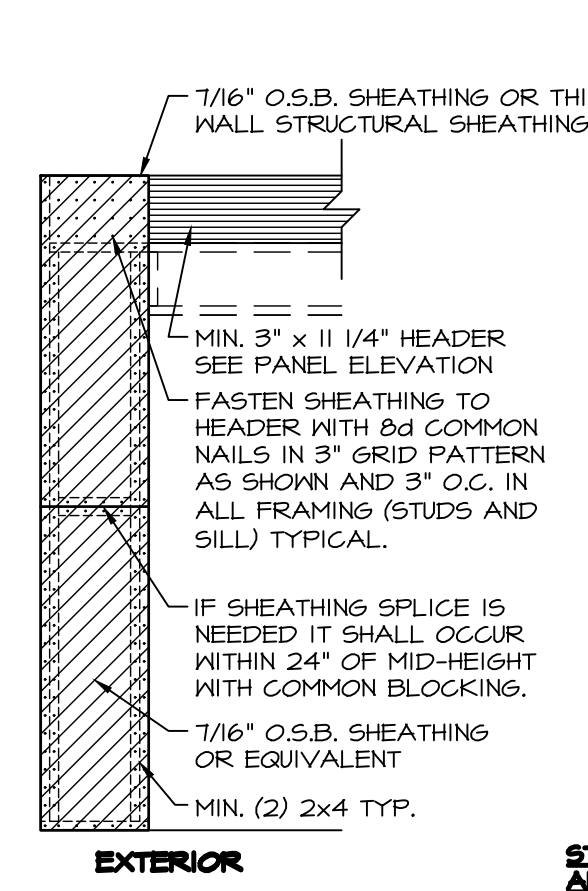
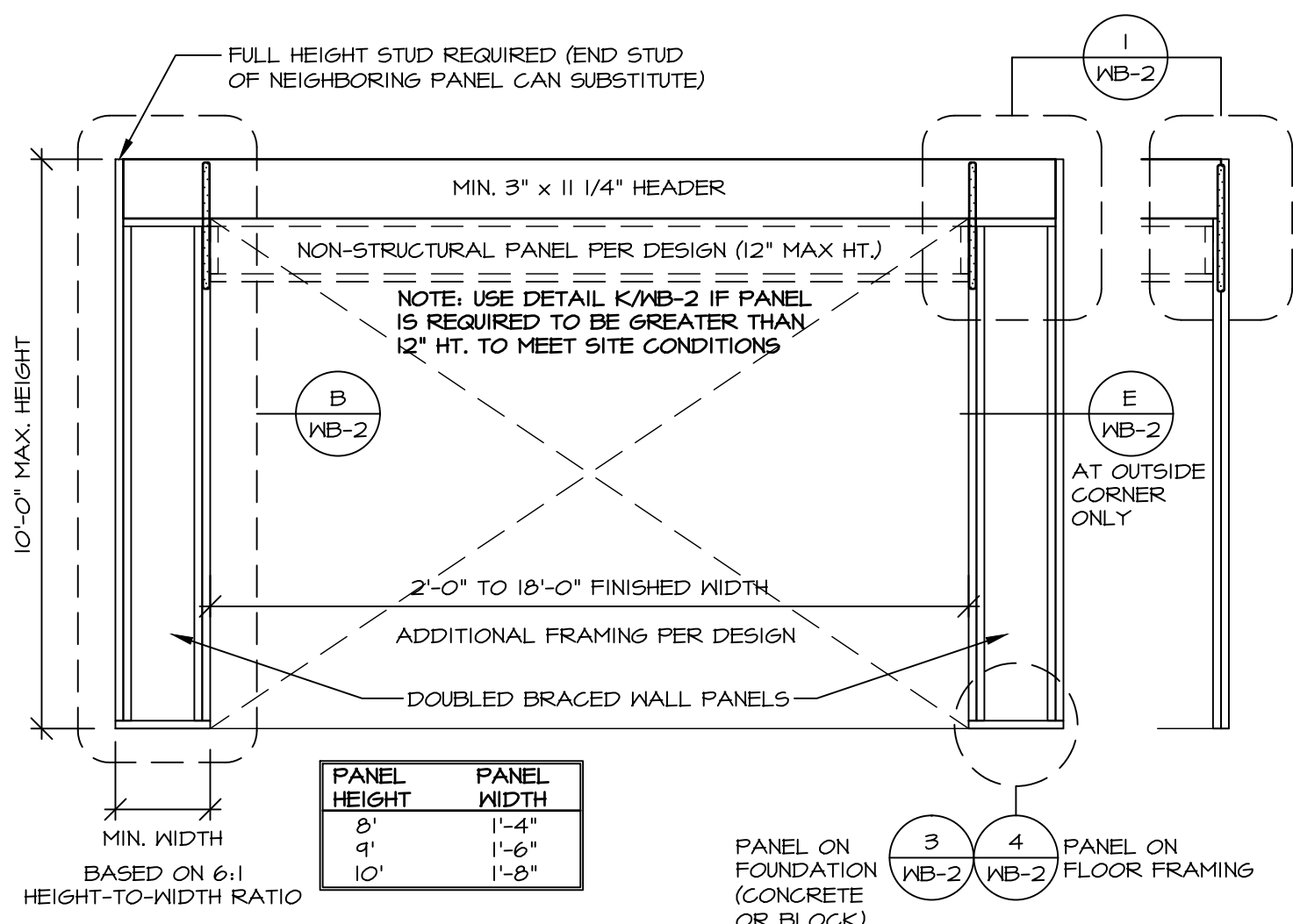
SHEET NO. MODEL
WB-1
 WALL BRACING DETAILS
 DRAWING TITLE
 ENGINEERED WALL BRACING DESIGN
 OPTION DESCRIPTION



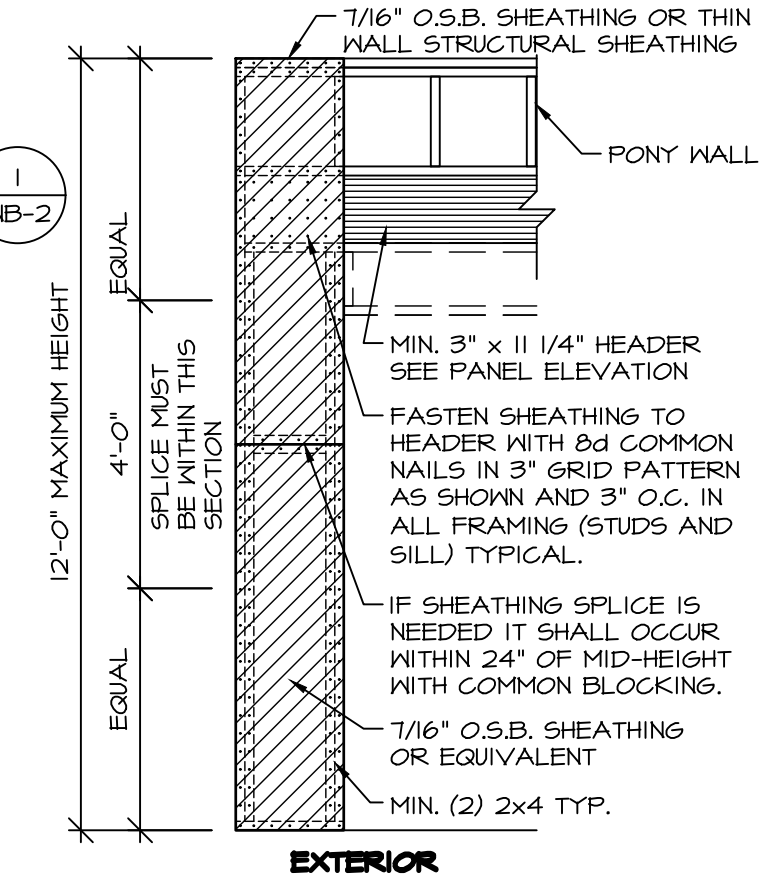
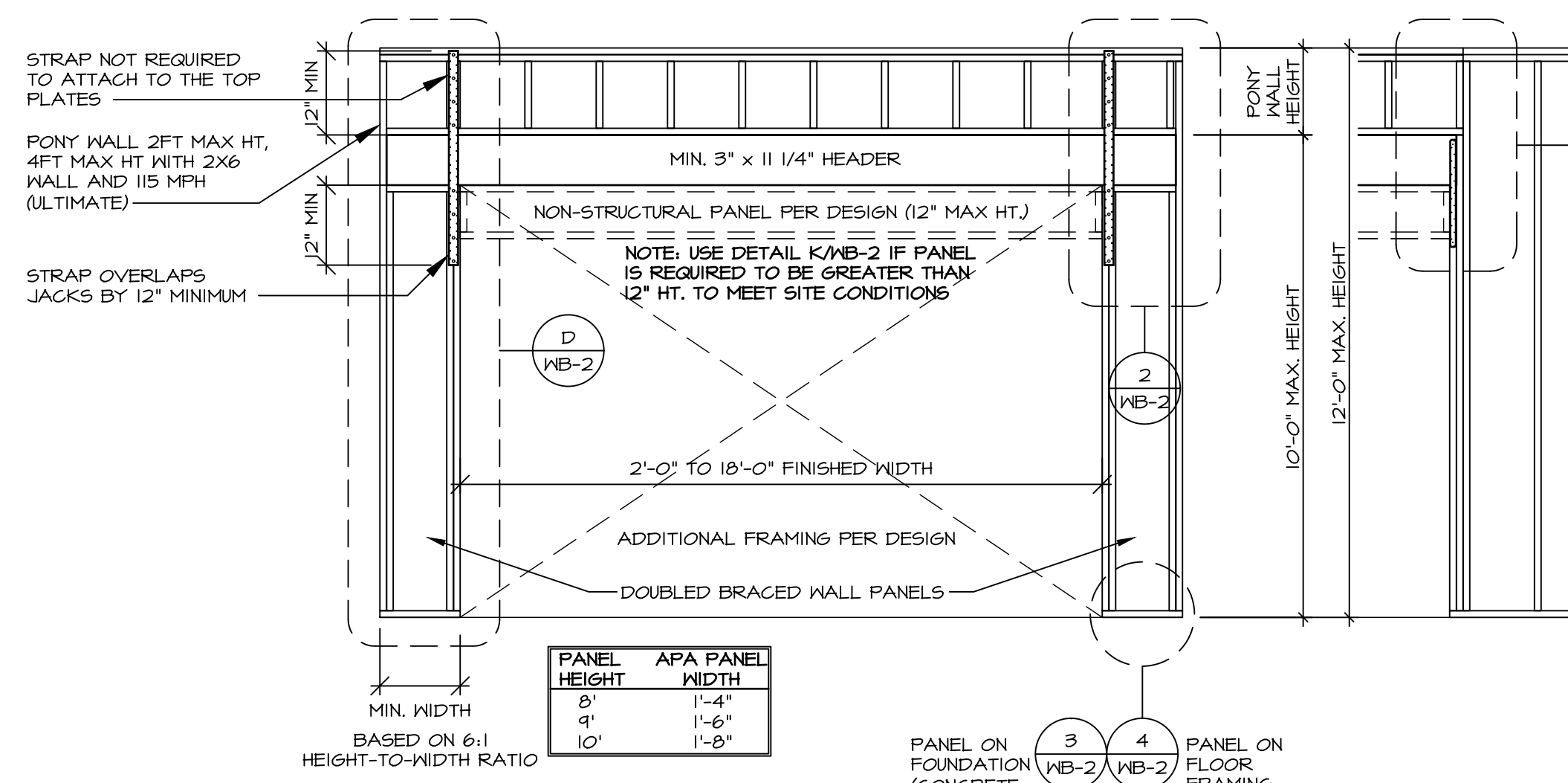
ID	BOTTOM CONNECTOR	QTY.	DETAIL	TOP CONNECTOR	QTY.	DETAIL	ID	BOTTOM CONNECTOR	QTY.	DETAIL	TOP CONNECTOR	QTY.	DETAIL
H1	HTT5	1	6 WB-1	NONE	N/A	N/A	H21	MSTC52	1	10 WB-1	LSTA24	1	2 WB-1
H2	HTT5	1	6 WB-1	LSTA24	1	2 WB-1	H22	MSTC52	1	10 WB-1	LSTA24	1	3 WB-1
H3	HTT5	1	6 WB-1	LSTA24	1	3 WB-1	H23	MSTC52	1	10 WB-1	MST48	1	4 WB-1
H4	HTT5	1	6 WB-1	MST48	1	4 WB-1	H24	MSTC40	1	10 WB-1	LSTA24	1	2 WB-1
H5	HTT5	1	6 WB-1	MSTC40	1	5 WB-1	H25	MSTC40	1	10 WB-1	LSTA24	1	3 WB-1
H6	HTT5 5/8" A24 THR. ROD CNK5/8 COUPLER	1	7 WB-1	NONE	N/A	N/A	H26	MSTC40	1	10 WB-1	MST48	1	4 WB-1
H7	HTT5 5/8" A24 THR. ROD CNK5/8 COUPLER	1	7 WB-1	LSTA24	1	2 WB-1	H27	LSTA36	1	11 WB-1	NONE	N/A	N/A
H8	HTT5 5/8" A24 THR. ROD CNK5/8 COUPLER	1	7 WB-1	LSTA24	1	3 WB-1	H28	MSTC40	1	14 WB-1	NONE	N/A	N/A
H9	HTT5 5/8" A24 THR. ROD CNK5/8 COUPLER	1	7 WB-1	MST48	1	4 WB-1	H29	MSTC40	1	14 WB-1	LSTA24	1	3 WB-1
H10	HTT5 5/8" A24 THR. ROD CNK5/8 COUPLER	1	7 WB-1	MSTC40	1	5 WB-1	H30	HTT5	2	16 WB-1	MST HTT5 5/8" A24 THR. ROD	2	15 WB-1
H11	HTT5 5/8" A24 THR. ROD	1	8 WB-1	NONE	N/A	N/A	H31	MSTC40	1	5 WB-1	NONE	N/A	N/A
H12	HTT5 5/8" A24 THR. ROD	1	8 WB-1	LSTA24	1	2 WB-1	H32	MSTC40	1	5 WB-1	LSTA24	1	3 WB-1
H13	HTT5 5/8" A24 THR. ROD	1	8 WB-1	LSTA24	1	3 WB-1	H33	NONE	N/A	N/A	MGT	2	18 WB-1
H14	HTT5 5/8" A24 THR. ROD	1	8 WB-1	LSTA24	1	4 WB-1	H34	LTP4	1	19 WB-1	NONE	N/A	N/A
H15	HTT5 5/8" A24 THR. ROD	1	8 WB-1	MSTC40	1	5 WB-1	H35	LTP4	1	19 WB-1	LSTA24	1	3 WB-1
H16	MSTC66	1	9 WB-1	NONE	N/A	N/A	H36	MSTC52	1	5 WB-1	NONE	N/A	N/A
H17	MSTC66	1	9 WB-1	LSTA24	1	2 WB-1	H37	CS14	1	20 WB-1	CS14	1	20 WB-1
H18	MSTC66	1	9 WB-1	LSTA24	1	3 WB-1	H38	NONE	N/A	N/A	CS14	1	20 WB-1
H19	MSTC66	1	9 WB-1	MST48	1	4 WB-1	H39	MSTC28 HTS20	1	21 WB-1	NONE	N/A	N/A
H20	MSTC52	1	10 WB-1	NONE	N/A	N/A	H40	MSTC66	1	22 WB-1	NONE	N/A	N/A

NOTES: THREADED ROD PART INCLUDES (2) NUTS AND (2) WASHERS FOR CMU FOUNDATIONS SEE 12/7FD-1.





STAPLE FASTENER ENGINEERED ALTERNATIVE FOR OSB.
 FASTEN SHEATHING TO HEADER USING 16 GAUGE, 1 3/4\"/>

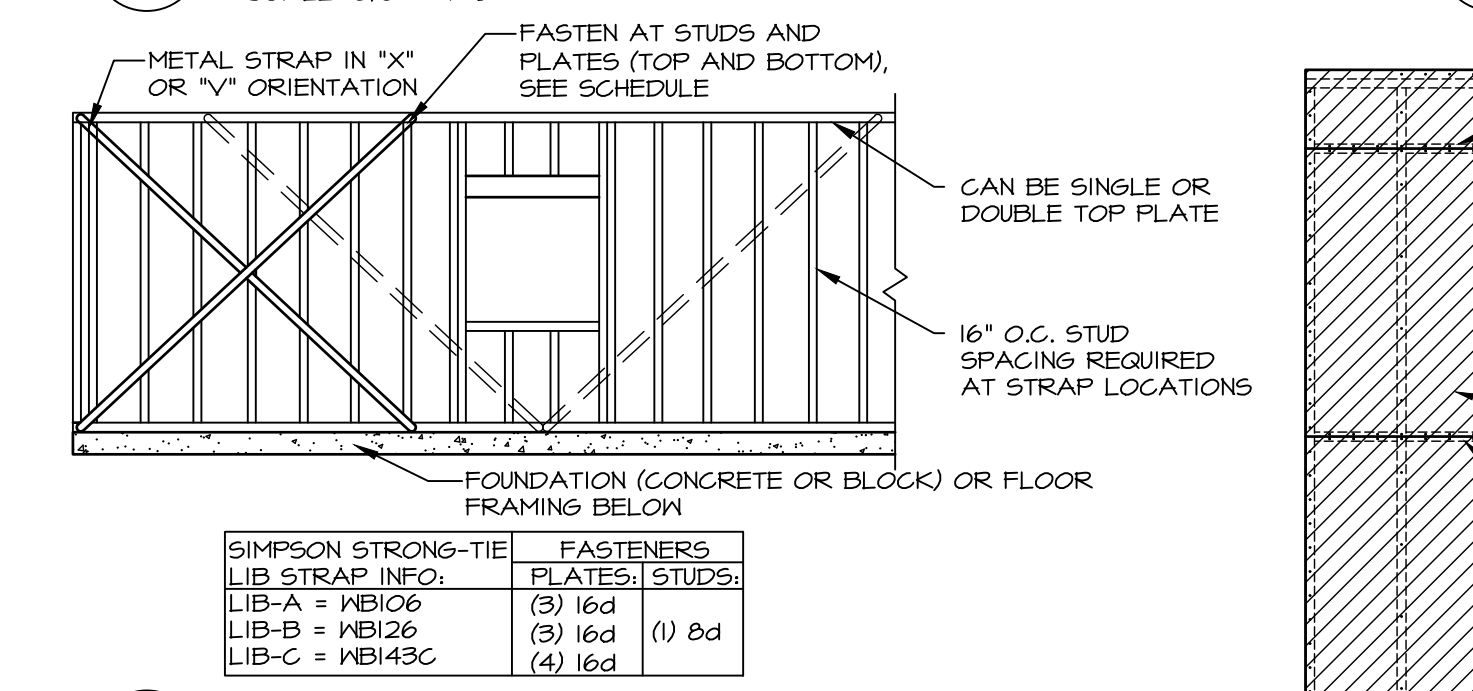


A CONTINUOUSLY SHEATHED PORTAL FRAME
 SCALE: 3/8\"/>

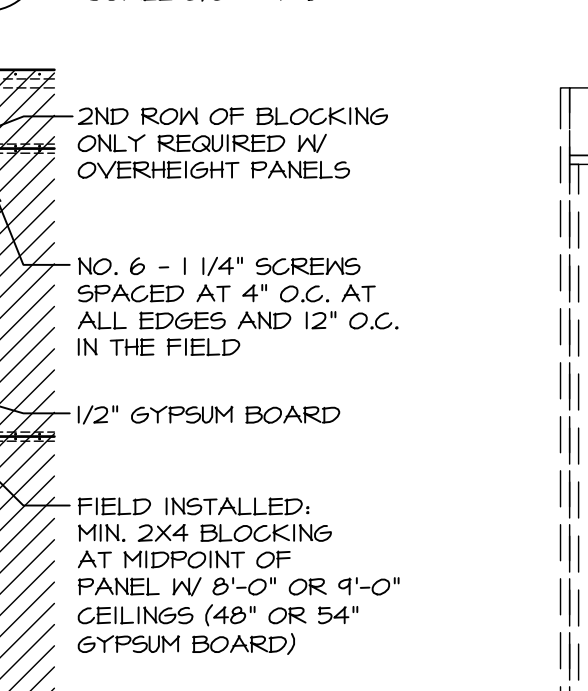
B EXTERIOR SHEATHING APPLICATION DETAIL
 SCALE 3/8\"/>

C ALTERNATE PORTAL FRAME
 SCALE: 3/8\"/>

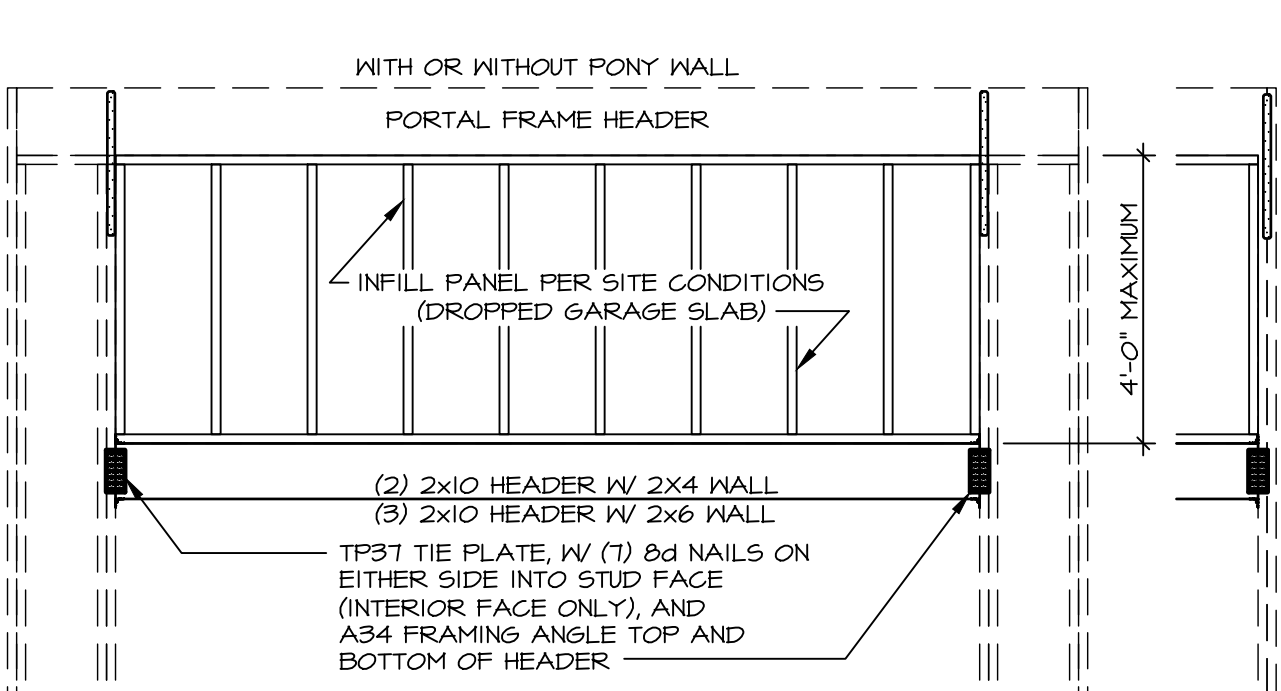
D ALTERNATE PORTAL FRAME: SHEATHING APPLICATION DETAIL
 SCALE 3/8\"/>



E LET-IN BRACING
 NOT TO SCALE

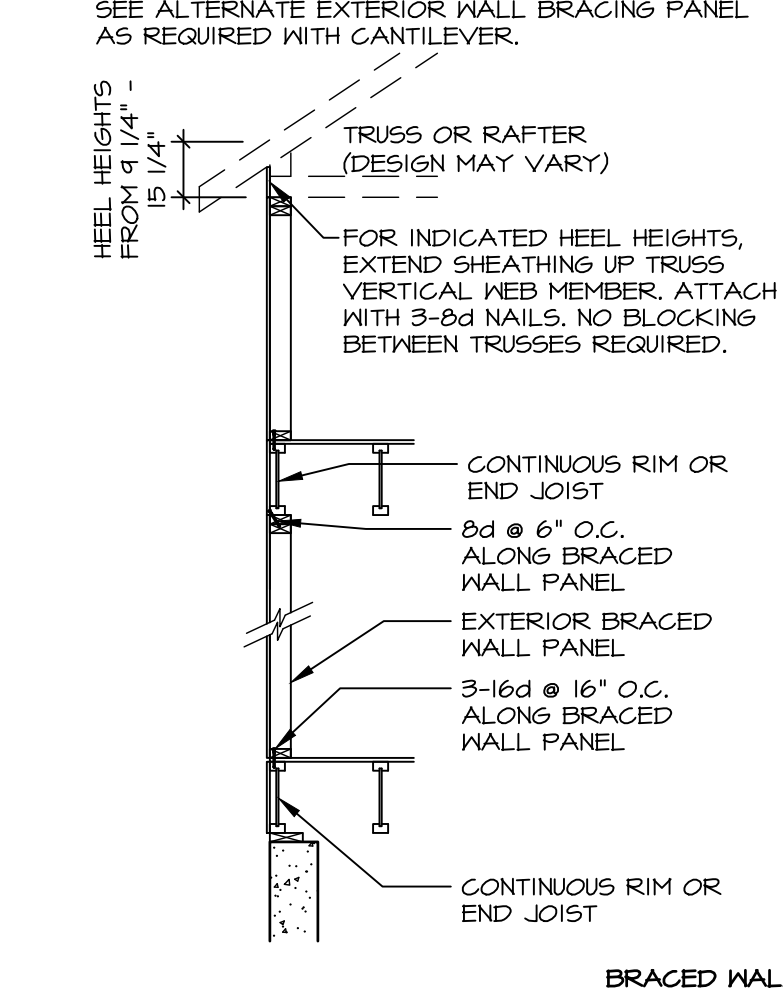


F BLOCKED WALL CONSTRUCTION
 NOT TO SCALE

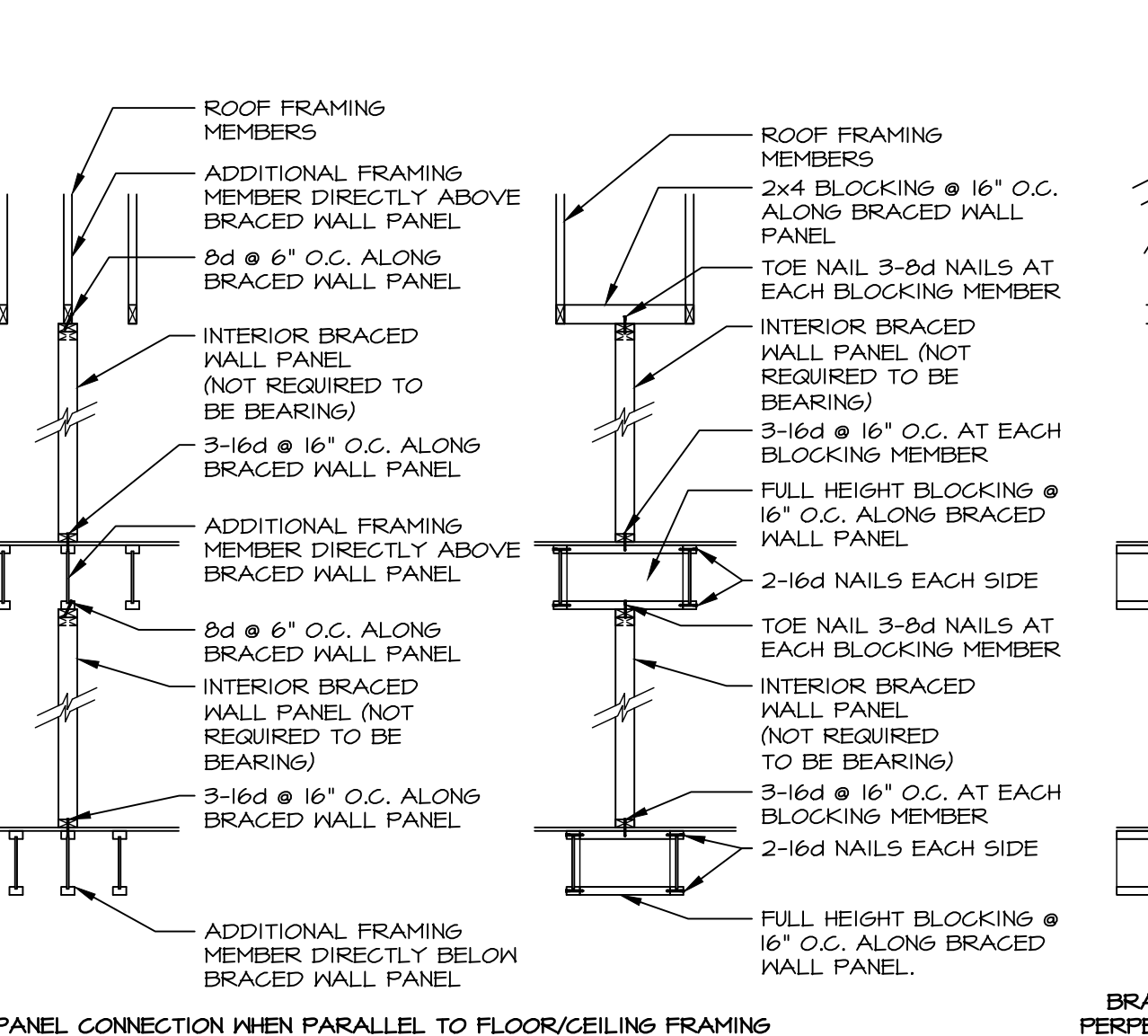


G INFILL PANEL DETAIL
 NOT TO SCALE

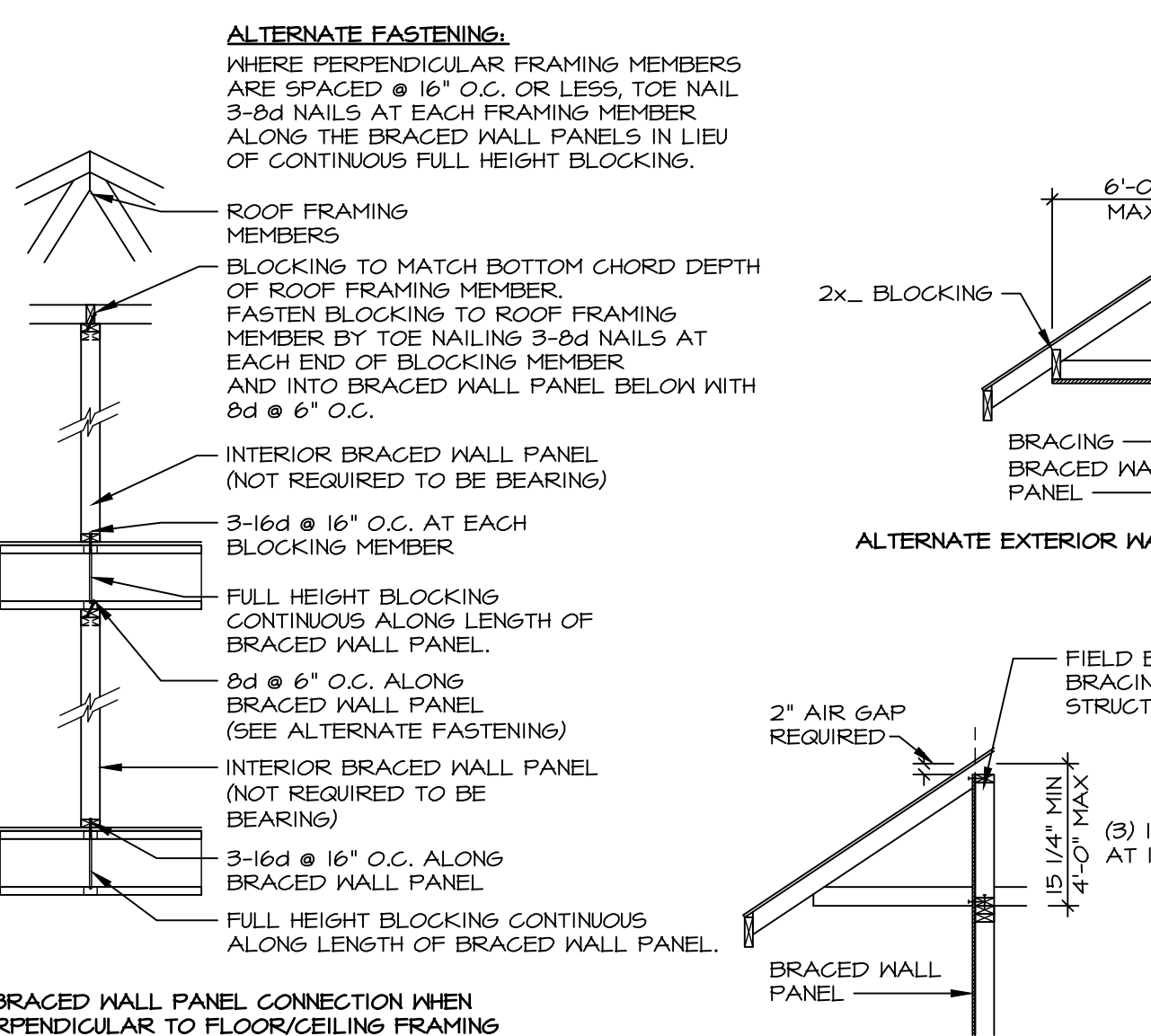
NOTE: FOR TRUSSES WITH HEEL HEIGHTS GREATER THAN 15'-1/4", THE INTERIOR CEILING DIAPHRAGM AND EXTERIOR SHEATHING INSTALLED ON EXPOSED TRUSS HEELS ARE USED FOR LATERAL SUPPORT.



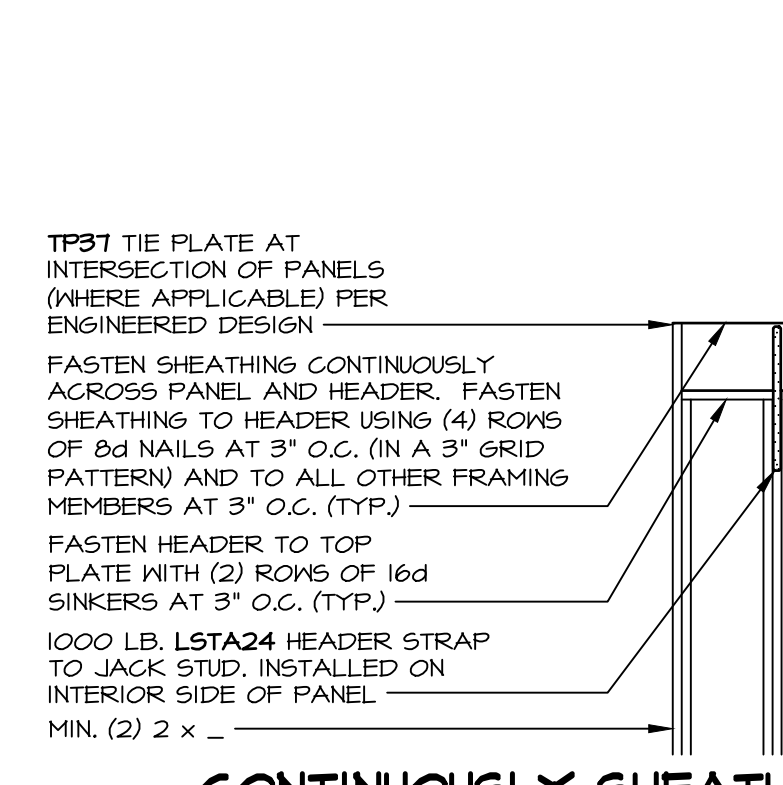
H BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



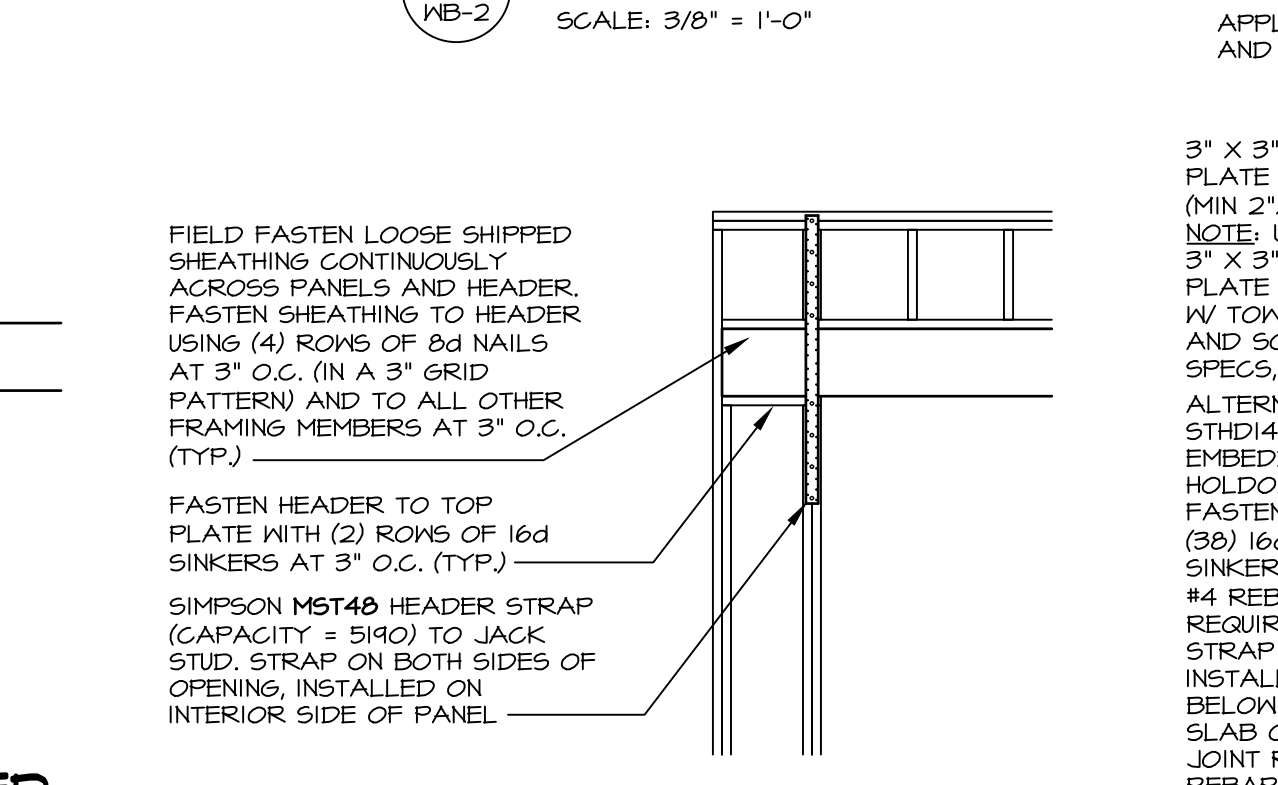
I BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



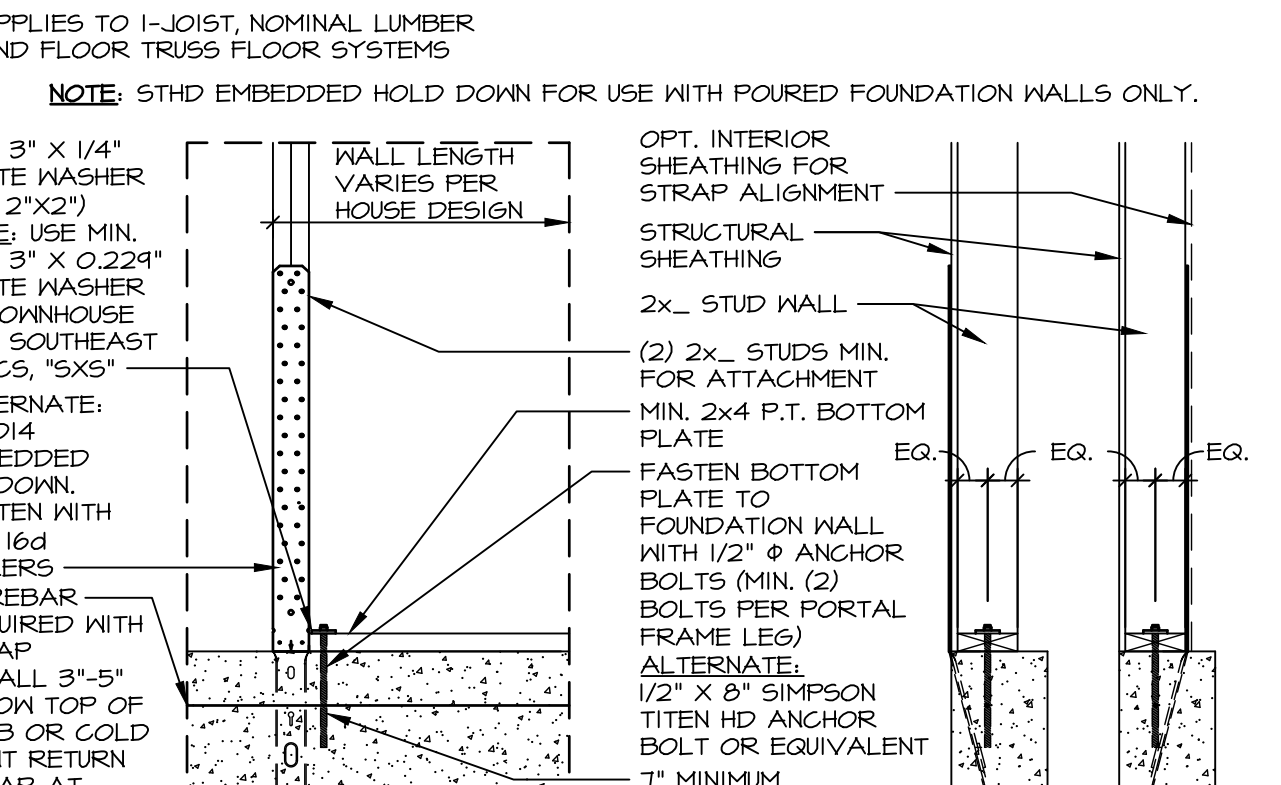
J ALTERNATE EXTERIOR WALL BRACING PANEL W/ CANTILEVER



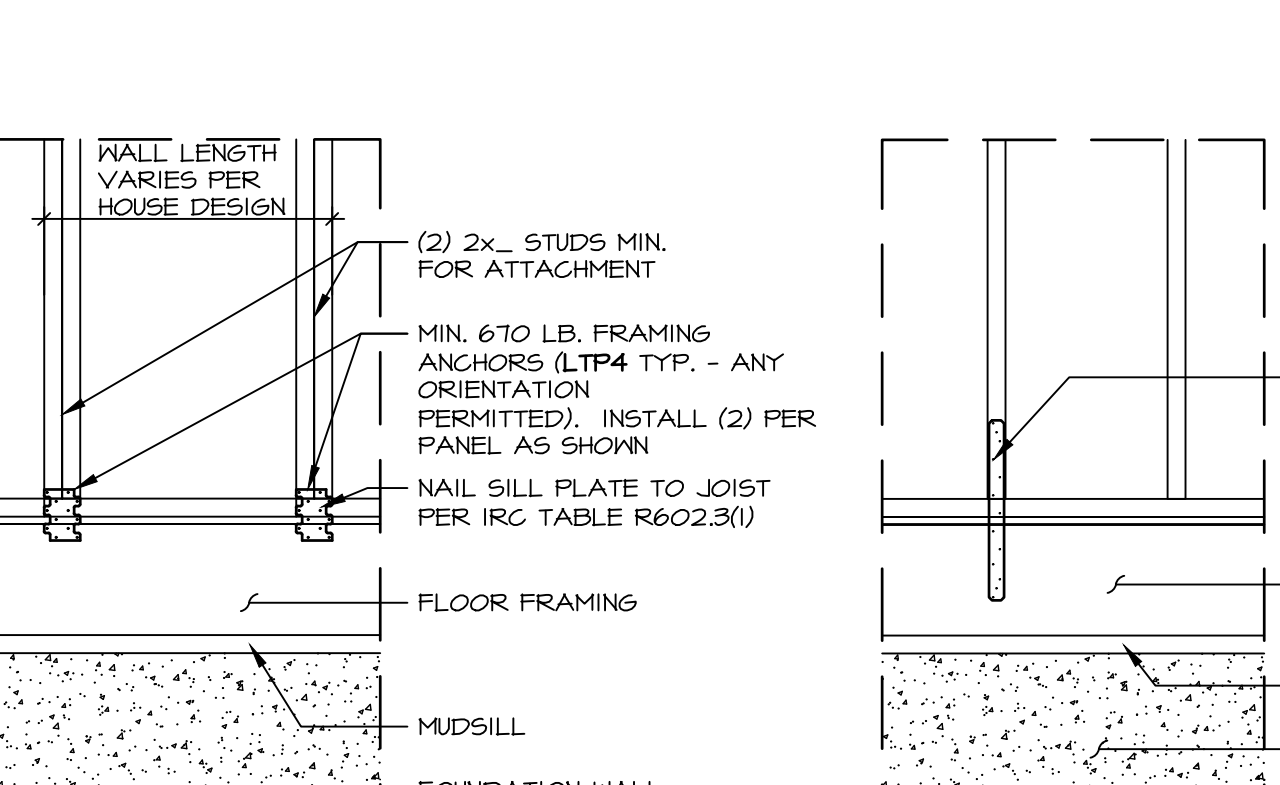
K CONTINUOUSLY SHEATHED PORTAL: TYP. HEADER / PANEL CONNECTION
 SCALE 3/8\"/>



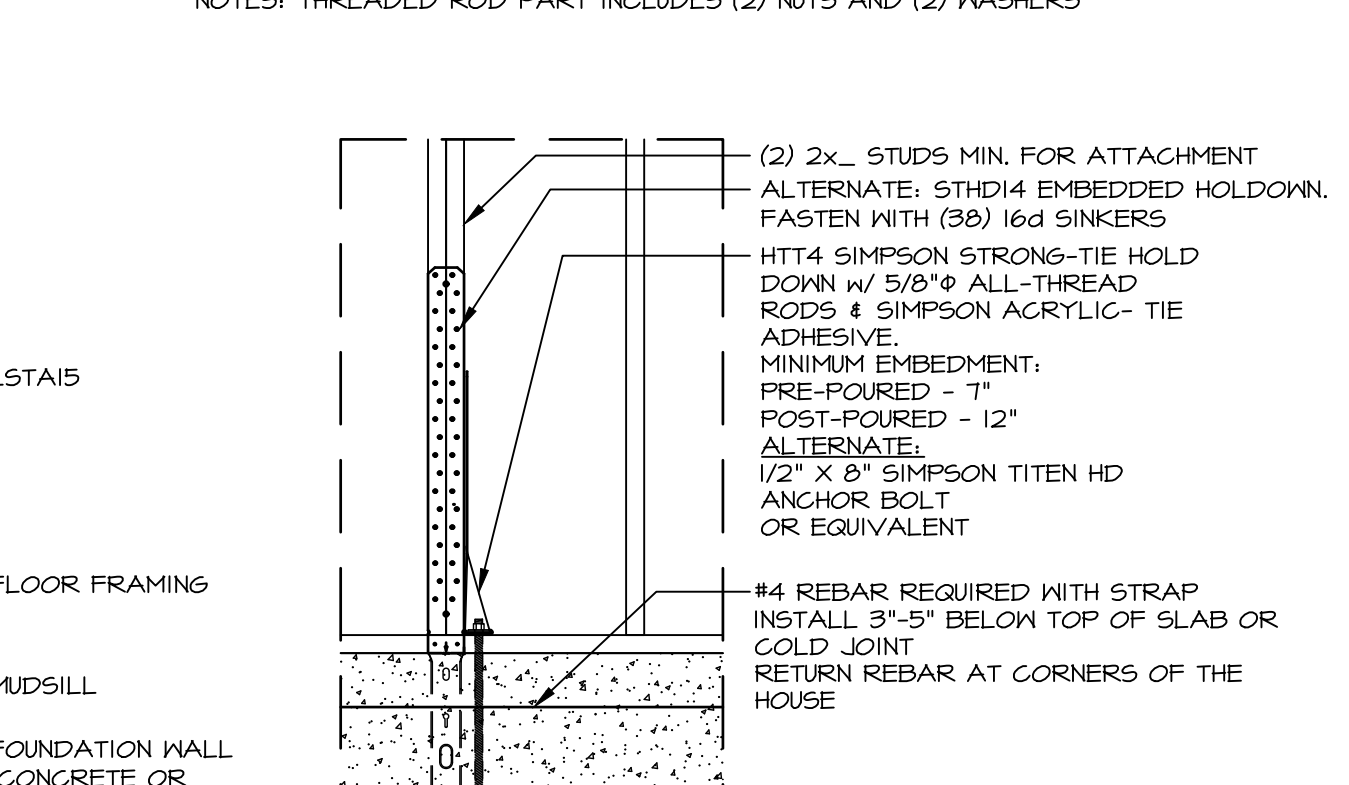
L ALTERNATE PORTAL FRAME: HEADER / PANEL CONNECTION
 SCALE 3/8\"/>



M HOLD-DOWN DETAIL: FOUNDATION
 SCALE: 3/4\"/>



N HOLD-DOWN DETAIL: FRAMED FLOOR
 SCALE: 3/4\"/>



O HOLD-DOWN DETAIL: FOUNDATION
 SCALE: 3/4\"/>

ID	BOTTOM CONNECTOR	QTY.	DETAIL	TOP CONNECTOR	QTY.	DETAIL
P1	3"x3"x1/4" PLATE WASHER	1	(3) MB-2	NONE	N/A	N/A
P2	3"x3"x1/4" PLATE WASHER	1	(3) MB-2	LSTA24	1	(1) MB-2
P3	3"x3"x1/4" PLATE WASHER	1	(3) MB-2	MST48	1	(2) MB-2
P4	LTP4	1	(4) MB-2	NONE	N/A	N/A
P5	LTP4	1	(4) MB-2	LSTA24	1	(1) MB-2
P6	LTP4	1	(4) MB-2	MST48	1	(2) MB-2
P7	LSTA15	1	(5) MB-2	NONE	N/A	N/A
P8	HTT4 5/8" A24 THR. ROD	1	(6) MB-2	NONE	N/A	N/A
P9	NONE	N/A	N/A	LSTA24	1	(1) MB-2
P10	NONE	N/A	N/A	MST48	1	(2) MB-2

NOTES: THREADED ROD PART INCLUDES (2) NUTS AND (2) WASHERS

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.

REMARKS

REV. NO.	DATE	DESCRIPTION
37	1/18/24	ARS - GC#8503 DETAIL B REVISED STAPLE SIZE FROM 1 1/4" TO 1 3/4"
38	1/23/24	DLR - GC#8164 - REVISED DETAIL E/B-2 CORNER DETAIL
39	1/23/24	ARS - GC#8164 - REVISED DETAIL H GC-PPH-44201
40	1/23/24	ARS - GC#8164 - REVISED DETAIL I GC-PPH-44201
41	1/23/24	ARS - GC#8164 - REVISED DETAIL J GC-PPH-44201
42	1/23/24	ARS - GC#8164 - REVISED DETAIL K GC-PPH-44201
43	1/23/24	ARS - GC#8164 - REVISED DETAIL L GC-PPH-44201
44	1/23/24	ARS - GC#8164 - REVISED DETAIL M GC-PPH-44201
45	1/23/24	ARS - GC#8164 - REVISED DETAIL N GC-PPH-44201
46	1/23/24	ARS - GC#8164 - REVISED DETAIL O GC-PPH-44201

08/30/2025

NORTH CAROLINA PROFESSIONAL SEAL 44932

ENGINEER

JOHATHAN EDWARD HERTS

NVR, Inc.
 Firm license #: D-0477

The owner, expressly reserves its right to modify, alter, change, or amend these plans or specifications at any time without notice. The contractor shall be bound by the terms and conditions of the contract documents, including but not limited to the specifications, and shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

NVR

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

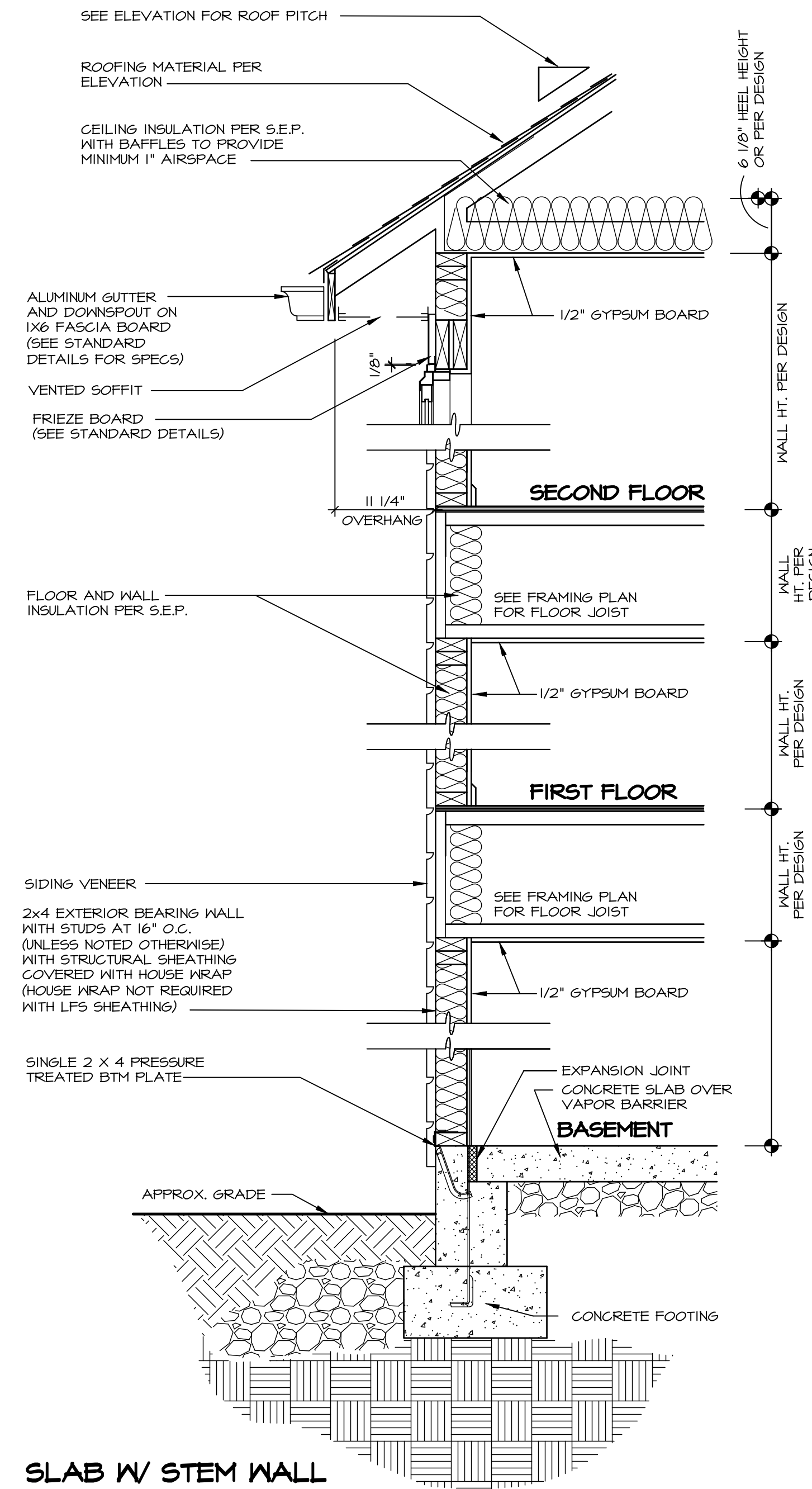
SET NO. _____
 VERSION _____
 DRAWN BY ELH
 DATE: 4/18/24
 OPTION _____

NO. _____

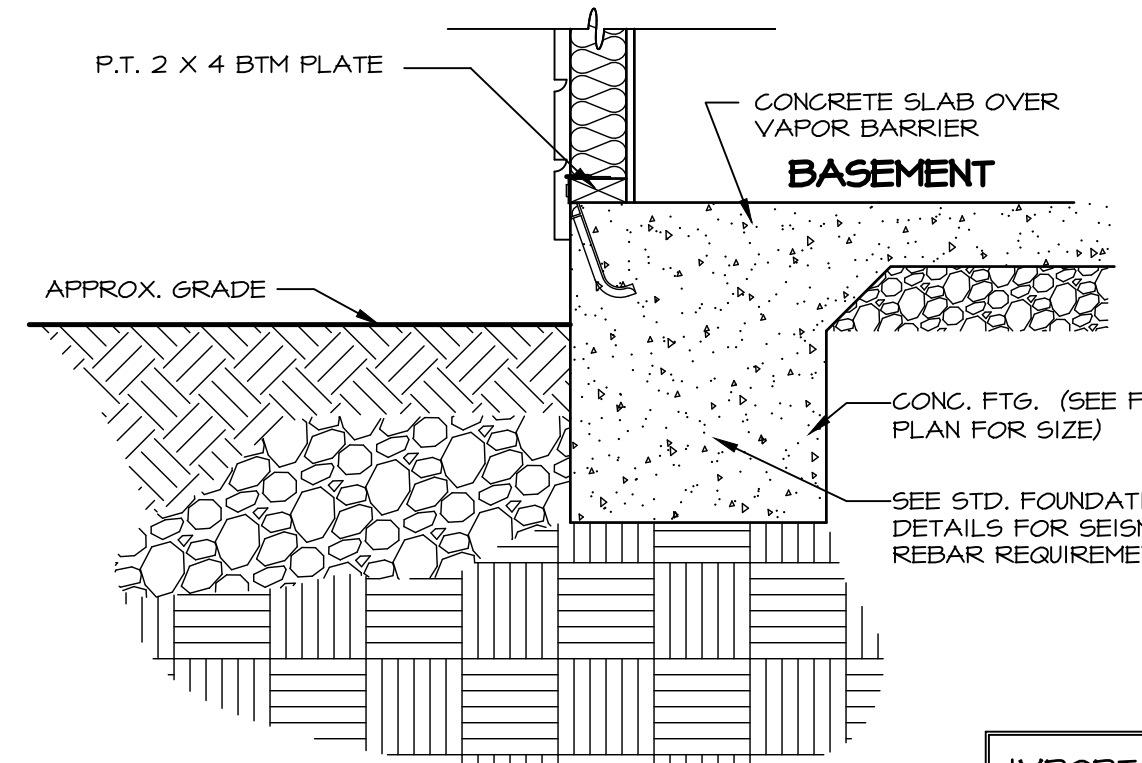
WALL BRACING DETAILS

DRAWING TITLE
WB-2
 PRESCRIPTIVE WALL BRACING DESIGN

OPTION DESCRIPTION



SLAB W/ STEM WALL



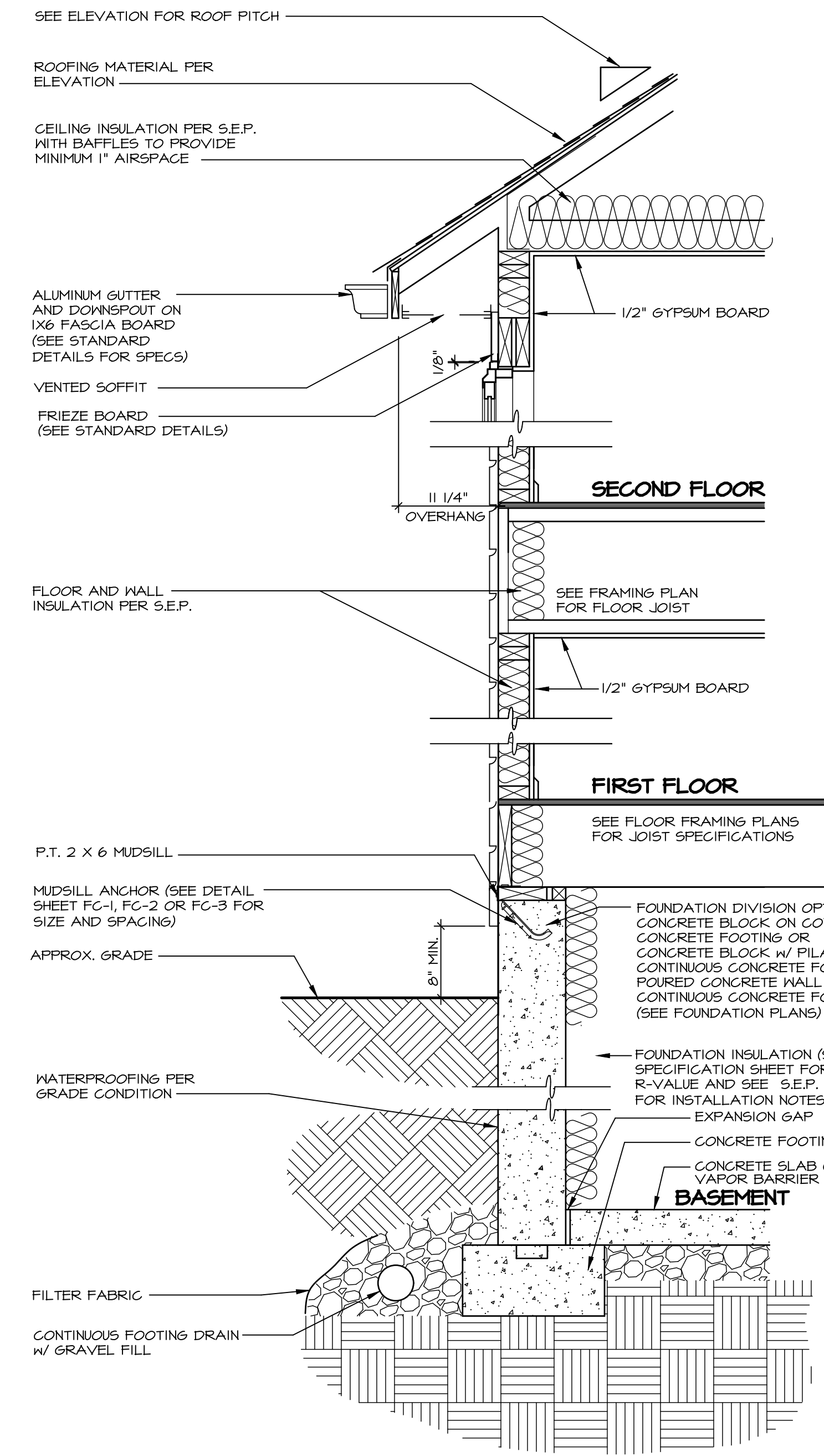
MONOLITHIC SLAB (SIDING FRONT)

WALL SECTION GENERAL NOTE:

- BRICK VENEER WEEP HOLES AND FLASHINGS SEE SPEC SHEET 'FOUNDATION' SECTION NOTE #17
- FOUNDATION FRAMING ANCHORS SEE SPEC SHEET 'FOUNDATION' SECTION NOTE #15.
- REFER TO 'INSULATION' SECTION OF SPEC SHEET FOR R-VALUES.
- SEE ATTACHED LOCAL INSULATION REQUIREMENTS

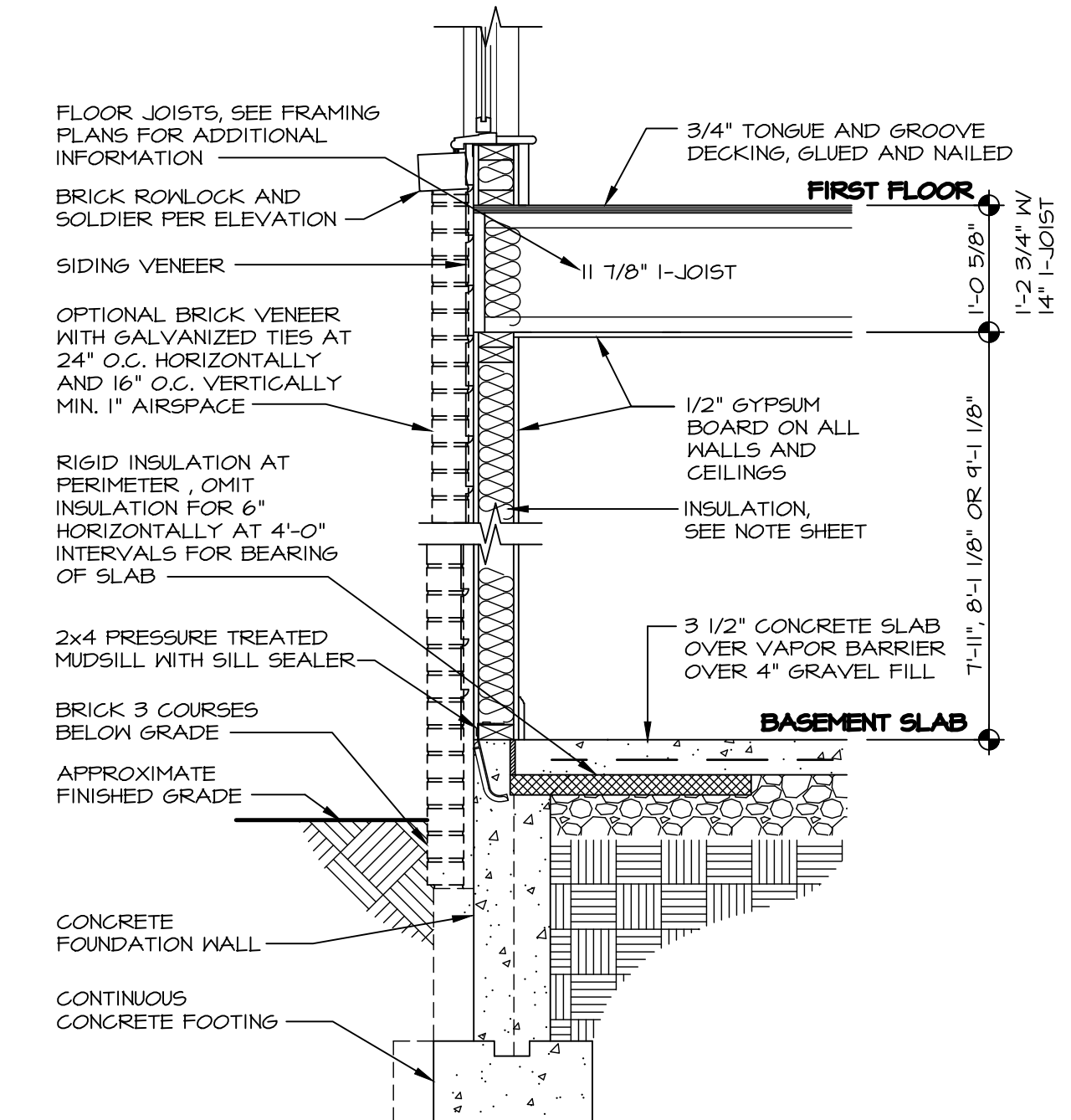
1 SLAB DETAIL
SCALE: 1" = 1'-0" FOUNDATION TYPES 'FTE', 'FTD', 'FTS'

IMPORTANT NOTE:
FOR FIRE PROTECTION OF SOFFIT AS SHOWN IN DETAILS 2 AND 4, SEE SPEC SHEET NOTES #31, #32, #33 UNDER THE 'PLAN' SECTION



2 FULL BASEMENT DETAIL
SCALE: 1" = 1'-0" FOUNDATION TYPE 'FBA', 'FTA'

6 1/8" HEEL HEIGHT OR PER DESIGN
WALL HT. PER DESIGN
WALL HT. PER DESIGN
WALL HT. PER DESIGN
HT. PER DESIGN
T-1 1/2"



3 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0" BASEMENT LEVEL / WALKOUT

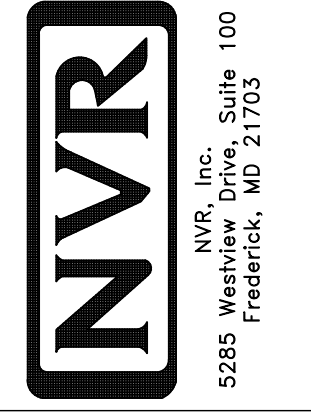
NOTE:
FOR ALL FLASHING AND MOISTURE MANAGEMENT INFORMATION REFERENCE THE FOLLOWING:
F-1 - SIDING VENEER & GENERAL
F-2 - BRICK VENEER
F-3 - STONE VENEER

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.

James Sales
06/30/2025

REV. NO.	DATE	DESCRIPTION
1	7/17/17	E.B. - MISC. DRAWING CORRECTIONS
2	10/1/16	E.M. - REVISED LFS SHEATHING NOTE FOR MS-1/1 AND 2 (REQUEST 519)
3	9/18/14	G.T.O. - REVISED SEISMIC LP FOOTING REBAR REQUIREMENTS ON DETAIL 1
4	7/26/14	NS - MOISTURE MANAGEMENT REVISION (JOB #3666)
5	10/12/20	J.P.S. - ADDED DETAIL (3)
6	1/31/23	S.B. - REMOVED MIL SPEC

NVR, Inc., expressly reserves its copyright and other proprietary rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.



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

SHEET NO.	WS-1F
USE:	STANDARD DETAILS
DRAWING TITLE	WALL SECTION DETAILS
DRAWN BY	ATTACHED - SIMPLY RYAN
DATE:	OPTION
OPTION DESCRIPTION	