

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.

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

30/03/2025

DWT-COMM-LOT-UNIT		RLH-NM-1006-C	
COMM-LOT		TOWNES AT NORTH MAIN - 1006C	
STREET ADDRESS		APT. NO.	
CITY	STATE	ZIP	
LILLINGSTON	NC		

Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description
1	CS-1	COVER SHEET						
1,1	SS-1	SPEC. SHEET						
2	CA-1	ROOF VENT AND VOLUME CALCULATIONS						
2,1	NC-1	STRIP ELEVATIONS						
2,2	NC-1	STRIP FOUNDATION						
3	NC-1	FRONT AND REAR ELEVATIONS						
6	NC-3	FOUNDATION						
7	NC-3B	FOUNDATION CONTROL JOINT						
8	NC-4	FOUNDATION HOLD DOWNS						
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13	NC-9	BUILDING SECTION - GARAGE						
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20	S-2	ROOF FRAMING						
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	DR-1B	DOOR DETAILS						
	DR-3	DOOR DETAILS						
	ET-1	EXTERIOR TRIM DETAILS						
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	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-1B	KITCHEN TRIM DETAILS						

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

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	500 SF
	500 SF

SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	694 SF
	694 SF

GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
ONE CAR GARAGE	200 SF
	200 SF

OUTDOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR FRONT COVERED PORCH (AHD SF)	24 SF
	24 SF

TOTAL FINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	500 SF
2ND FLOOR (BASE SF)	694 SF
	1442 SF

SET NO. - 1030N

SHEET NO.

PAGE NO.

PL000 - 01

CS-1

REVISED DATE

SET NO. - VERSION
PLR00 - 01
SHEET NO. CS-1
PAGE NO.

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

SHEET NO.		DRAWING TITLE		OPTION DESCRIPTION		21	
NORTH		POPLAR		STRIP ELEVATIONS			
DRAWN BY		DATE:		OPTION			
RELEASE NO.		DESIGN NO.					
SET NO. 5/2020							
NVR		NVR, Inc. 1025 Westinghouse Blvd., Suite 100 Frederick, MD 21703 800.858.8888					
This drawing, when used in connection with the contract, represents the work of NVR, Inc. and is not to be used for any other purpose without the written consent of NVR, Inc.							
CITY		STATE		ZIP			
LILLINGTON		NC		2209			
STREET ADDRESS		TOWN/LOT		APT. NO.			
1006 A-E		RLH-NM-1006 A-E					
OWNER		DATE		BY			
JAMES G. GILLES		06/30/2025					
As directed by the North Carolina Department of Transportation, this drawing is not to be used for any other purpose without the written consent of NVR, Inc.							



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

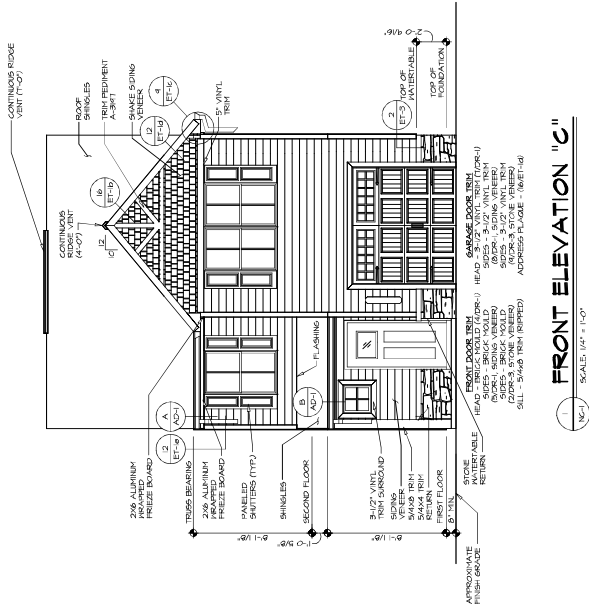
UNIT B
ELEVATION "A"
(PER PLAN)
(POPLAR)

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

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

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

FRONT ELEVATIONS
SCALE 1/8" = 1'-0"



[illegible]

FOUNDATION PLAN

LEGEND	
	BEARING WALL
	NON BEARING WALL
	MAJORITY RAY
	INDICATES BEARING FROM LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTRAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
	FINISHERS TAG
	RELEASED DATE TAG
	SHOWN DETAILS FOR FINISHING
	ASSIGNED FOR FINISHING
	CONNECTIONS AND MATERIAL USAGE

NOTES:

1. REFER TO UNIT FOUNDATION DRAWING FOR
ADDITIONAL FOUNDATION DIMENSIONS AND DETAILS.
2. REFER TO STANDARD DETAIL FA-1c FOR PARTYWALL
DETAILS

[illegible]



CONCRETE SLAB CONTROL JOINTS

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

As designed by the North Carolina Board of Architecture and Registered Interior Designers, this seal is not required for professional seal and should not be placed on drawings or specifications.

PROJECT NO. 1008-A-E3-UNIT C-3 NC-4 FOUND. L.S. DWG 07/23/23 - 2:59 PM
DRAWING TITLE FOUNDATION HOLD DOWNS
OPTION DESCRIPTION FOUNDATION PANEL BREAKS

DATE: 07/23/23
DRAWN BY: NVR
CHECKED BY: NVR
RELEASE NO.: 1008-A-E3-UNIT C-3 NC-4 FOUND. L.S. DWG 07/23/23 - 2:59 PM

PROJECT NO. 1008-A-E3-UNIT C-3 NC-4 FOUND. L.S. DWG 07/23/23 - 2:59 PM
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RELEASE NO.: 1008-A-E3-UNIT C-3 NC-4 FOUND. L.S. DWG 07/23/23 - 2:59 PM

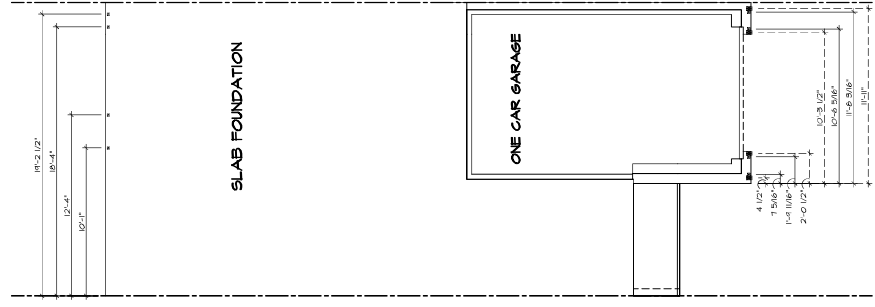
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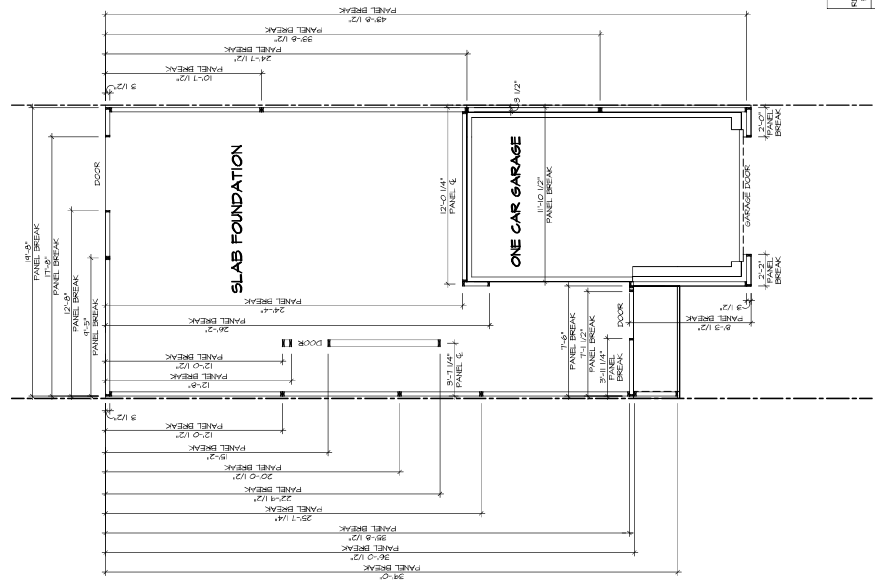
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PROJECT NO. 1008-A-E3-UNIT C-3 NC-4 FOUND. L.S. DWG 07/23/23 - 2:59 PM
DRAWING TITLE FOUNDATION HOLD DOWNS
OPTION DESCRIPTION FOUNDATION PANEL BREAKS



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 (HOLD DOWN) FOR HOLD DOWN OFFSET DIMENSIONS.
REFER TO DETAIL (HOLD DOWN) FOR HOLD DOWN ON CONCRETE.
1. ALL PANEL BREAKS SHALL BE 1/2" WIDE.
2. ALL PANEL BREAKS SHALL BE 1/2" DEEP.
3. ALL PANEL BREAKS SHALL BE 1/2" HIGH.
4. ALL PANEL BREAKS SHALL BE 1/2" LONG.
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85. ALL PANEL BREAKS SHALL BE 1/2" WIDE.
86. ALL PANEL BREAKS SHALL BE 1/2" DEEP.
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88. ALL PANEL BREAKS SHALL BE 1/2" LONG.
89. ALL PANEL BREAKS SHALL BE 1/2" WIDE.
90. ALL PANEL BREAKS SHALL BE 1/2" DEEP.
91. ALL PANEL BREAKS SHALL BE 1/2" HIGH.
92. ALL PANEL BREAKS SHALL BE 1/2" LONG.
93. ALL PANEL BREAKS SHALL BE 1/2" WIDE.
94. ALL PANEL BREAKS SHALL BE 1/2" DEEP.
95. ALL PANEL BREAKS SHALL BE 1/2" HIGH.
96. ALL PANEL BREAKS SHALL BE 1/2" LONG.
97. ALL PANEL BREAKS SHALL BE 1/2" WIDE.
98. ALL PANEL BREAKS SHALL BE 1/2" DEEP.
99. ALL PANEL BREAKS SHALL BE 1/2" HIGH.
100. ALL PANEL BREAKS SHALL BE 1/2" LONG.

SHEET NO. NC-5 DRAWING TITLE POPLAR	OPTION DESCRIPTION DATE: _____ DRAWN BY _____ CHECKED BY _____ DESIGNED BY _____ REVISED BY _____ DATE: _____	3205 NEWTON DRIVE, SUITE 100 FREDERICK, MD 21703 	The owner hereby certifies that the information furnished by the applicant is true and correct to the best of his knowledge and belief. I, _____, the owner, hereby certify that the information furnished by the applicant is true and correct to the best of his knowledge and belief. I, _____, the owner, hereby certify that the information furnished by the applicant is true and correct to the best of his knowledge and belief.	CITY STATE ZIP APT. NO. STREET ADDRESS TOWNSHIP & NORTH MAIN, LOGO-C COMM-LT PLT-NM-1006-C BR-COM-L-LOT-UNIT	08/30/2025 	As directed by the North Carolina Board of Architecture and Engineers, architectural seals are not required for this project. The plans and specifications are to be placed by NVR on the project.
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

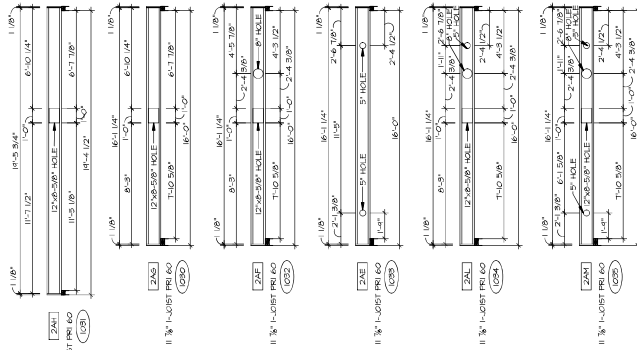




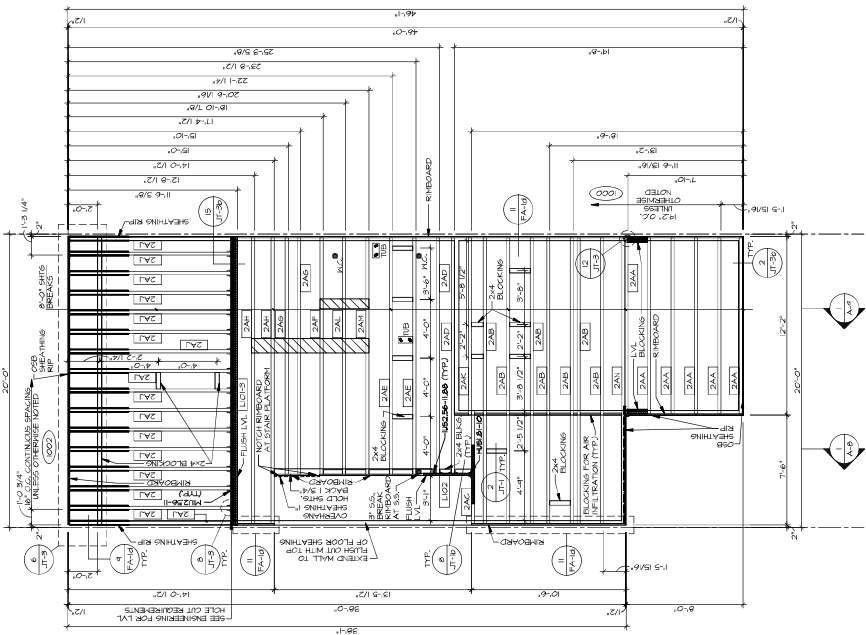
SECOND FLOOR FRAMING LENGTH SCHEDULE			
IDENTIFIER	DESCRIPTION	LENGTH	REMARKS
2A-B	FRG 60' - 114.4"	7'-3 3/4"	1-CORNER
2A-C	FRG 60' - 114.4"	7'-3 3/4"	1-CORNER
2A-D	FRG 60' - 114.4"	7'-3 3/4"	1-CORNER
2A-E	FRG 60' - 114.4"	7'-3 3/4"	1-CORNER
2A-F	FRG 60' - 114.4"	7'-3 3/4"	1-CORNER
2A-G	FRG 60' - 114.4"	7'-3 3/4"	1-CORNER
2A-H	FRG 60' - 114.4"	7'-3 3/4"	1-CORNER
2A-I	FRG 60' - 114.4"	7'-3 3/4"	1-CORNER
2A-J	FRG 60' - 114.4"	7'-3 3/4"	1-CORNER
2A-K	FRG 60' - 114.4"	7'-3 3/4"	1-CORNER
2A-L	FRG 60' - 114.4"	7'-3 3/4"	1-CORNER
2A-M	FRG 60' - 114.4"	7'-3 3/4"	1-CORNER
2A-N	FRG 60' - 114.4"	7'-3 3/4"	1-CORNER

LVL FLY TO FLY FASTENING SCHEDULE (INSECT AIR/CABLE BASED ON LVL FRAME)			
1A	12" FLY TO AND INCLUDING 12" TALL FASTENING PILES IN 12" ROWS 60" MALES AT 12" O.C. OR		
2A	12" FLY TO AND INCLUDING 12" TALL FASTENING PILES IN 12" ROWS 60" MALES AT 12" O.C. OR		
3A	12" FLY TO AND INCLUDING 12" TALL FASTENING PILES IN 12" ROWS 60" MALES AT 12" O.C. OR		
4A	12" FLY TO AND INCLUDING 12" TALL FASTENING PILES IN 12" ROWS 60" MALES AT 12" O.C. OR		
5A	12" FLY TO AND INCLUDING 12" TALL FASTENING PILES IN 12" ROWS 60" MALES AT 12" O.C. OR		
6A	12" FLY TO AND INCLUDING 12" TALL FASTENING PILES IN 12" ROWS 60" MALES AT 12" O.C. OR		
7A	12" FLY TO AND INCLUDING 12" TALL FASTENING PILES IN 12" ROWS 60" MALES AT 12" O.C. OR		

SECOND FLOOR LVL LENGTH SCHEDULE			
IDENTIFIER	DESCRIPTION	LENGTH	REMARKS
1A-B	LVL 12" - 12.4"	18'-3"	1-CORNER
1A-C	LVL 12" - 12.4"	18'-3"	1-CORNER



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



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

As designed by the North Carolina Board of Registered Professional Engineers and Architects

Seal: [Seal of the North Carolina Board of Registered Professional Engineers and Architects]

Project: [Project Name]

Sheet: [Sheet Number]

Scale: [Scale]

Notes: [Notes]

OPTION DESCRIPTION

OPTION

DATE: [Date]

DESIGNED BY: [Designer Name]

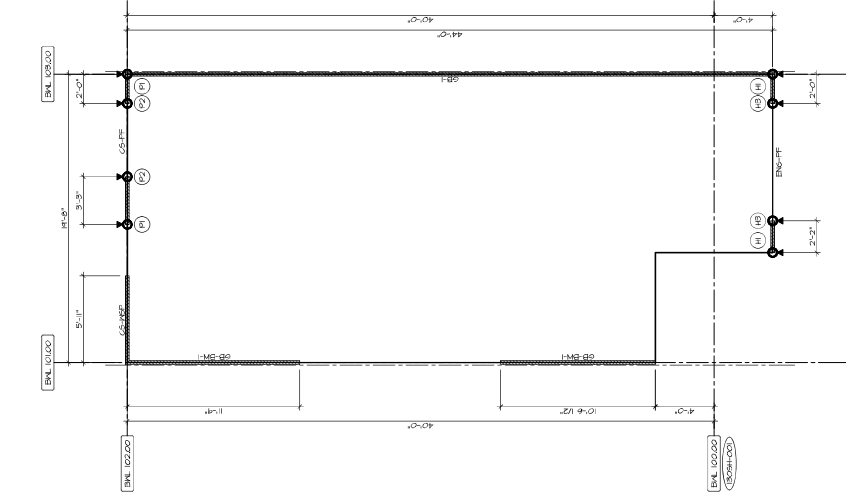
RELEASE NO.: [Release Number]

SET NO.: [Set Number]

PLANT NO.: [Plant Number]

BRACED WALL LINE SCHEDULE						
WIND SPEED (ALF)	IDENTIFIER	REQUIRED (RT)	ACTUAL (RT)	METHOD		
ISO NRH	BNL 102.00	N/A	N/A	ENGINEERED		
ISO NRH	BNL 102.00	10.09	11.11 ¹	68 RECALCULATED		
ISO NRH	BNL 102.00	19.67	19.80 ¹	CONTINUOUS (WITH GRN)		
ISO NRH	BNL 128.00	14.70	22.00	90		
ISO NRH	BNL 200.00	1.29 ²	10.69 ²	CONTINUOUS (WITH GRN)		
ISO NRH	BNL 200.00	7.54 ²	15.54 ²	90		
ISO NRH	BNL 208.00	7.60 ²	21.41 ²	90 (W/ GRN)		

BRACED WALL LINE SCHEDULE



FIRST FLOOR BRACED WALLS



SECOND FLOOR BRACED WALLS

AGING LEGEND

EWL XXXXX	BRACED WALL LINE ID.
_____	BRACED WALL LINE
_____	HOUSE WALL
//////	BRACED WALL PANEL

ENGINEERING PAGE NUMBER	(X)
WOOD STRUCTURAL PANEL	MSD
GYP/SAM BOARD (1) SIZED OR (2) S	GB
GYP/SAM BOARD BLOCKED WALL CONSTRUCTION (1) SIZED OR (2) S	GB-BW

LIB	LET-IN BRACING (SEE STANDARD DETAIL F 10B-2)
CS-WEP	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL
CS-PF	CONTINUOUS SHEATHING - PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME JOINTS AND DETAILS

CONTINUOUS SHEATHING - MOOD
STRUCTURAL PANEL ADJACENT TO
GARAGE OPENINGS

ENG-NP-B	ENGINEERED DESIGN W/ WALL STRUCTURAL PANEL SHEATHING TYPE C FASTENING REQUIREMENTS NO HOLD-DOWNS REQUIRED (UNLESS NOTED)
ENG-NP-C	ENGINEERED DESIGN W/ WALL STRUCTURAL PANEL SHEATHING ON BOTH SIDES OF THE WALL TYPE C FASTENING REQUIREMENTS NO HOLD-DOWNS REQUIRED (UNLESS NOTED)

ENGINEERED DESIGN W/ PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL PAGE W8)

ENGINEERED DESIGN W/ 0 SIDED SYSTEM BOARD TYPE "A" FASTENING REQUIREMENTS

ENG-GBI-5
ENGINEERED DESIGN W/ (0) SIDED
GYPSUM BOARD TYPE "B"
FASTENING REQUIREMENTS

ENG-BPI
ENGINEERED DESIGN W/ (0) SIDED
GYPSUM BOARD W/ BLOCK WALL
CONSTRUCTION
(SEE STANDARD DETAIL PMB-4)

1. HOLD-DOWN:
SEE SHEET MB-2 FOR "P."

NOTES:

1. MOBE HAS BEEN ANALYZED UTILIZING A PRESCRIPTIVENTY METHOD IN COMPLIANCE WITH INTERNATIONAL RESOURCES CODES (IRC) UNLESS OTHERWISE NOTED. ENGINEERED
2. SEE SHEET MB-1 FOR "H".
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).

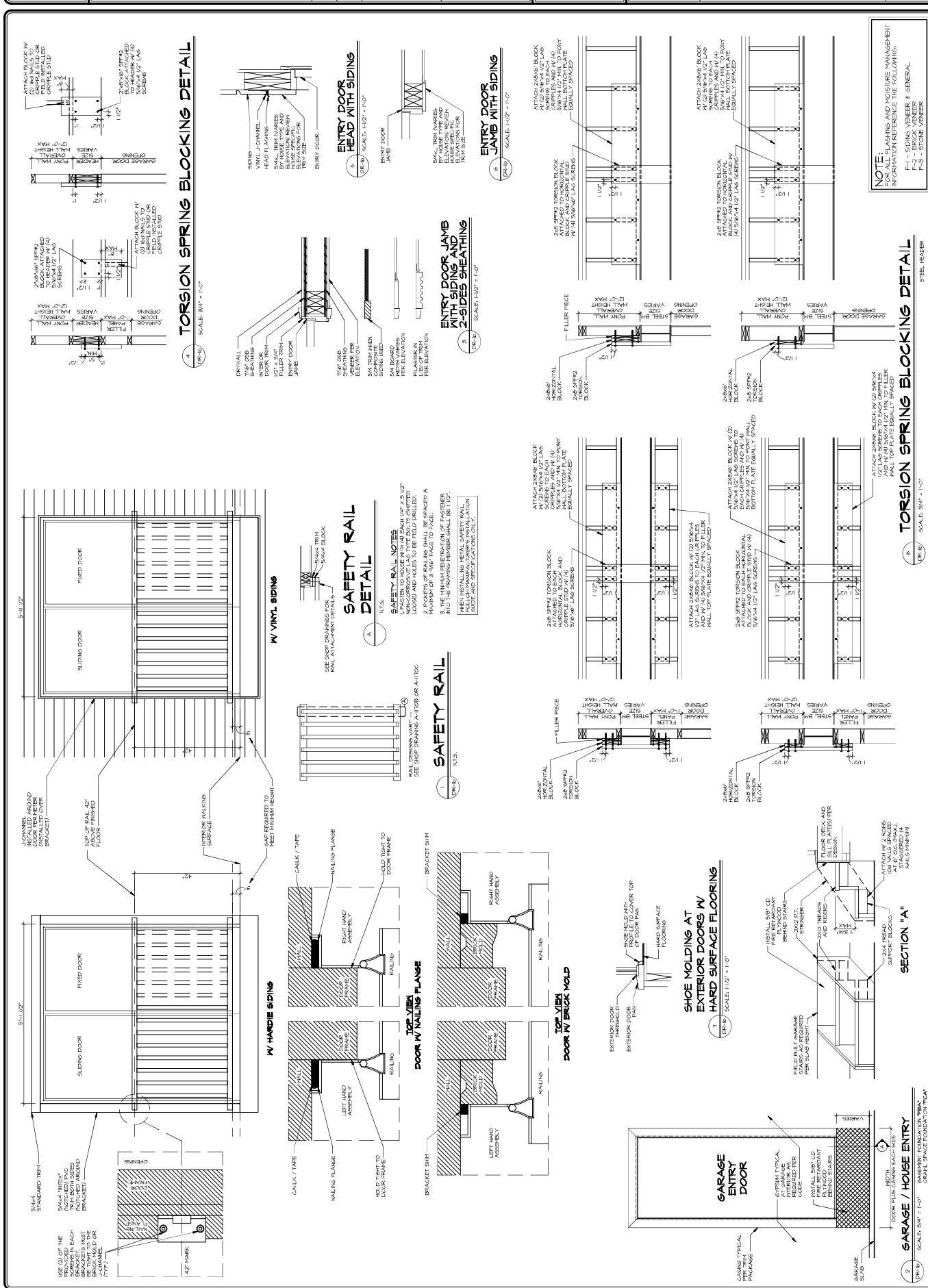
[illegible]

NOTES:

- MINIMUM 7/16" CROWN WIDTH FOR STAPLES IN WOOD STRUCTURAL PANEL. THESE FASTENINGS REQUESTED ONLY WHERE METHOD IS IDENTIFIED. SEE PHASE SPECIFICATIONS FOR TYPICAL SYSTEM FASTENER SPACING. USE OF STAPLES IN WOOD STRUCTURAL PANEL AS FASTENING METHOD ON WALLS FOR ENGINEERED ALTERNATIVE.

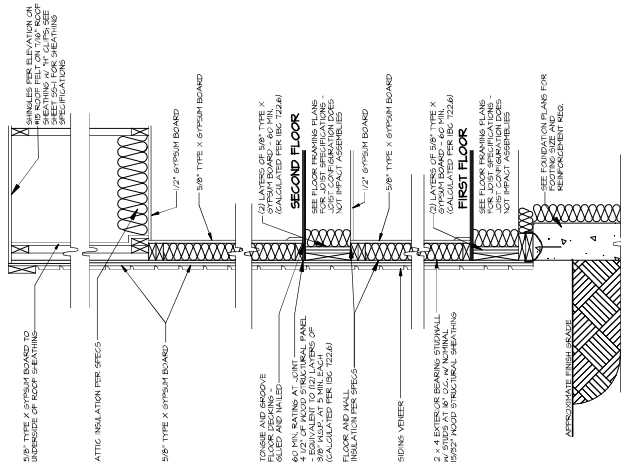
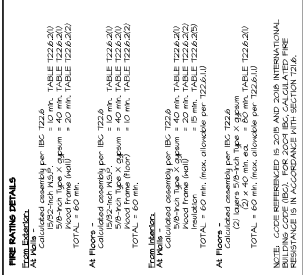
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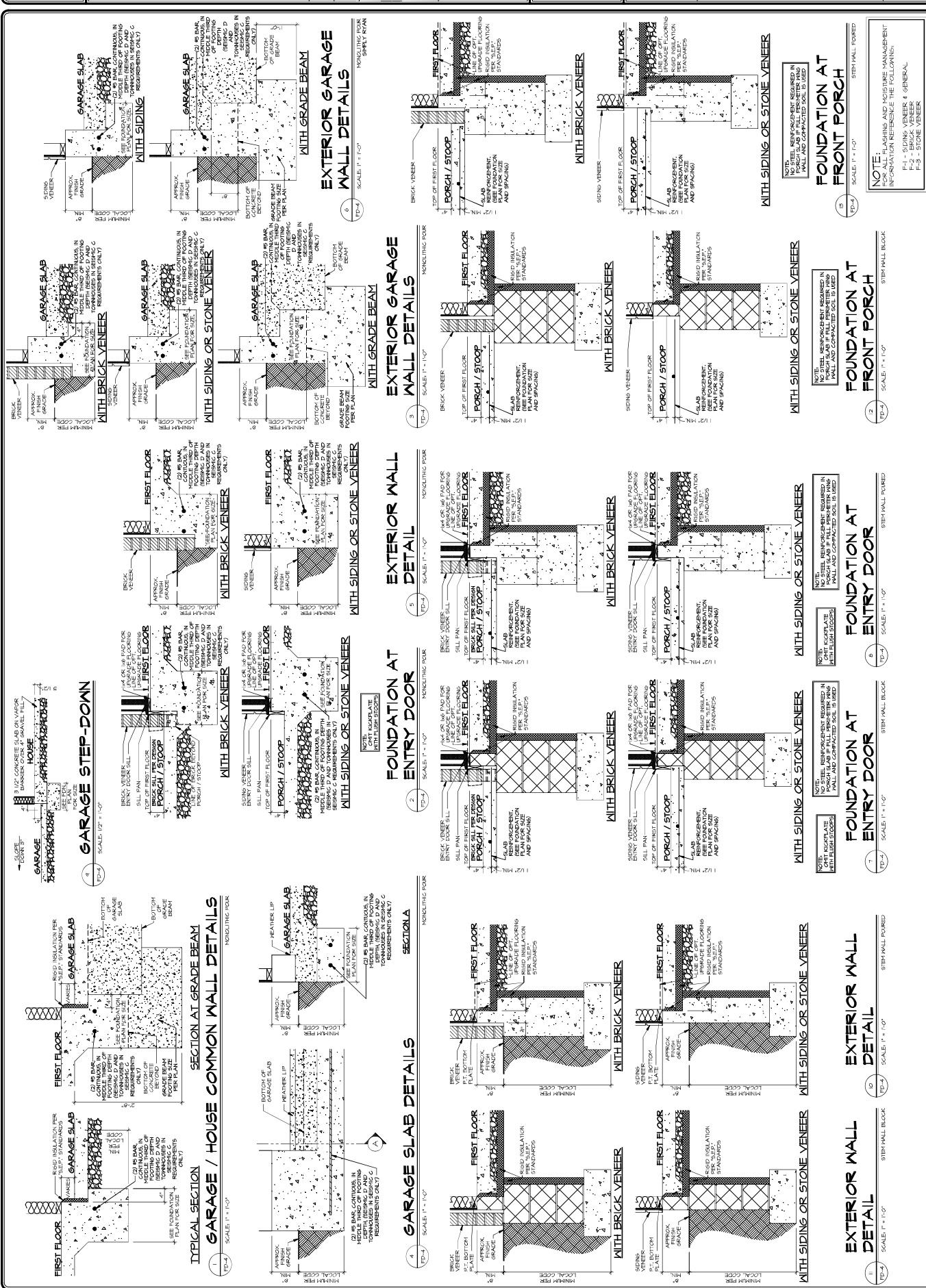


SCALE: 1" = 1'-0" TRUSS PERPENDICULAR TO WALL

NOTE:
FOR ALL FLASHING AND MOISTURE MANAGEMENT INFORMATION REFERENCE THE FOLLOWING:
F-1 - SIDING VENER & GENERAL



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



WALL SECTION GENERAL NOTES

1. BRICK VENEER, KEEP HOLES AND FLASHING.
2. SEE SPEC SHEET "FOUNDATION" SECTION NOTE #1.
3. "FOUNDATION" FRAMING ANCHORS SEE SPEC SHEET "FOUNDATION" SECTION NOTE #1.
4. REFER TO "INSULATION" SECTION OF SPEC SHEET FOR R-VALUES.
5. SEE ATTACHED LOCAL INSULATION REQUIREMENTS.