

SPRUCE

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



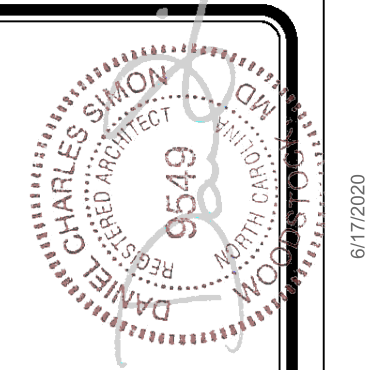
NVR, Inc.
5285 Westview Drive, Suite 100
Frederick, MD 21703

	SLAB FOUNDATION										STANDARD DETAILS	
	STD. DWGS.											
SPEC SHEET	95-1											AD-1
ELEVATIONS	2											DR-1
FOUNDATIONS	3											DR-1b
FOUNDATION HOLD DOWNS	4											
PLUMBING	5											ET-1c
FIRST FLOOR PLAN	7											ET-1d
BUILDING SECTIONS	8, 9											
ROOF FRAMING	16											
TRUSS BRACING	17											
WALL BRACING	18											FA-1b
												FC-1
												FC-4
												FC-5
												FD-1
												FD-1b
												FD-4
												F-1
												F-2
												IT-1
												IT-1b
												KT-1
												RF-1
												RF-1b
												RF-1c
												SEP-1
												SEP-2
												SEP-3
												SEP-4
												SP-1
												SP-2
												SP-3
												WB-2
												WD-1
												WS-1
												WS-1b
												WS-1c

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR	1246 SF
	1246 SF

GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
TWO CAR FRONT ENTRY GARAGE W/ FSA, FGA	376 SF
	376 SF

SET - VERSION
SPC00 - 01 CS-1



NVR - Business Use Only



ROOF VENTILATION CALCULATIONS

HOUSE NAME	SPRUCE
HOUSE VERSION	SPC00-01
PRODUCT LINE	RYANHOMES
VENTILATION VALUES	SUFFIT: 5.0 sq ft of vent per ft. RIDGE: 16 sq ft of vent per ft. ROOF / GABLE VENT: 65 sq ft of vent per sq ft.

USER GUIDE	Y13	Any?	VENT OK	No action req'd.
	NO	YES	OK VENT OK	No action req'd.
	NO	YES	LOW FAIL	Increase ridge
	NO	YES	HIGH FAIL	Decrease ridge
	NO	NO	FAIL	Increase total vent

All Elevations (Full Basement Foundation "FBA")													
Location / Options	Area (A) (sq ft)	Required A/150 (sq ft)	Required A/300 (sq ft)	6-0ft (ft)	6-0ft Vent (sq ft)	Ridge (ft)	Ridge Vent (sq ft)	Upper Wall / Gable Vent (sq ft)	Lower Wall / Gable Vent (sq ft)	TOTAL (sq ft)	OK A/150	A/300 % vent at ridge	Notes
Main House Roof	2038.04	1359.36	679.68	48	475.20	38	208.80			783.00	YES	23.7%	OK
Left Side of House over Bedroom 3	1381.41	91.43	45.71	15	148.50	1	18.00			160.50	YES	N/A	N/A
Right Side of House over Garage	848.61	430.40	215.20	23	227.70	1	18.00			245.70	YES	N/A	N/A

All Elevations (Crawl and Slab Foundation "FCA and FSA")													
Location / Options	Area (A) (sq ft)	Required A/150 (sq ft)	Required A/300 (sq ft)	6-0ft (ft)	6-0ft Vent (sq ft)	Ridge (ft)	Ridge Vent (sq ft)	Upper Wall / Gable Vent (sq ft)	Lower Wall / Gable Vent (sq ft)	TOTAL (sq ft)	OK A/150	A/300 % vent at ridge	Notes
Main House Roof	2038.04	1359.36	679.68	48	475.20	38	208.80			783.00	YES	23.7%	OK
Left Side of House over Bedroom 3	1381.41	91.43	45.71	15	148.50	1	18.00			160.50	YES	N/A	N/A
Right Side of House over Garage	790.01	405.01	202.50	15	148.50	1	18.00			166.50	YES	N/A	N/A

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Version 2.0
(Last Revised 04/26/19)

HOUSE VOLUME CALCULATIONS

HOUSE NAME	SPRUCE
HOUSE VERSION	SPC00-01
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)

ALL ELEVATIONS W/ FULL BASEMENT "FBA"			
Location / Area of house	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)
Main section of the house	1440.00	12.57	18105
Gable left of the house	96.00	9.49	911
Garage bump out from main house	240.01	10.53	2526
			Total House Volume 21542

ALL ELEVATIONS W/ CRAWL SPACE "FCA", SLAB FOUNDATION "FSA"			
Location / Area of house	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)
Main section of the house	1440.00	12.57	18105
Gable left of the house	96.00	9.49	911
Garage bump out from main house	160.01	10.53	1684
			Total House Volume 20700

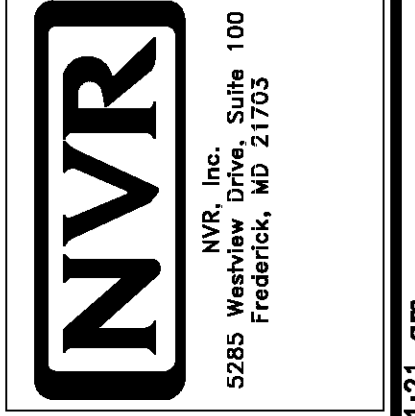
Additional areas of volume to be added to total house volume as needed			
Location / Area of house / option	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)
Full Basement "FBA"	1376.61	8.61	11859
Crawl Spaces "FCA"	1308.15	0.80	1047

DIV-COMM-LOT-UNIT

COMM-LOT
STREET ADDRESS
CITY

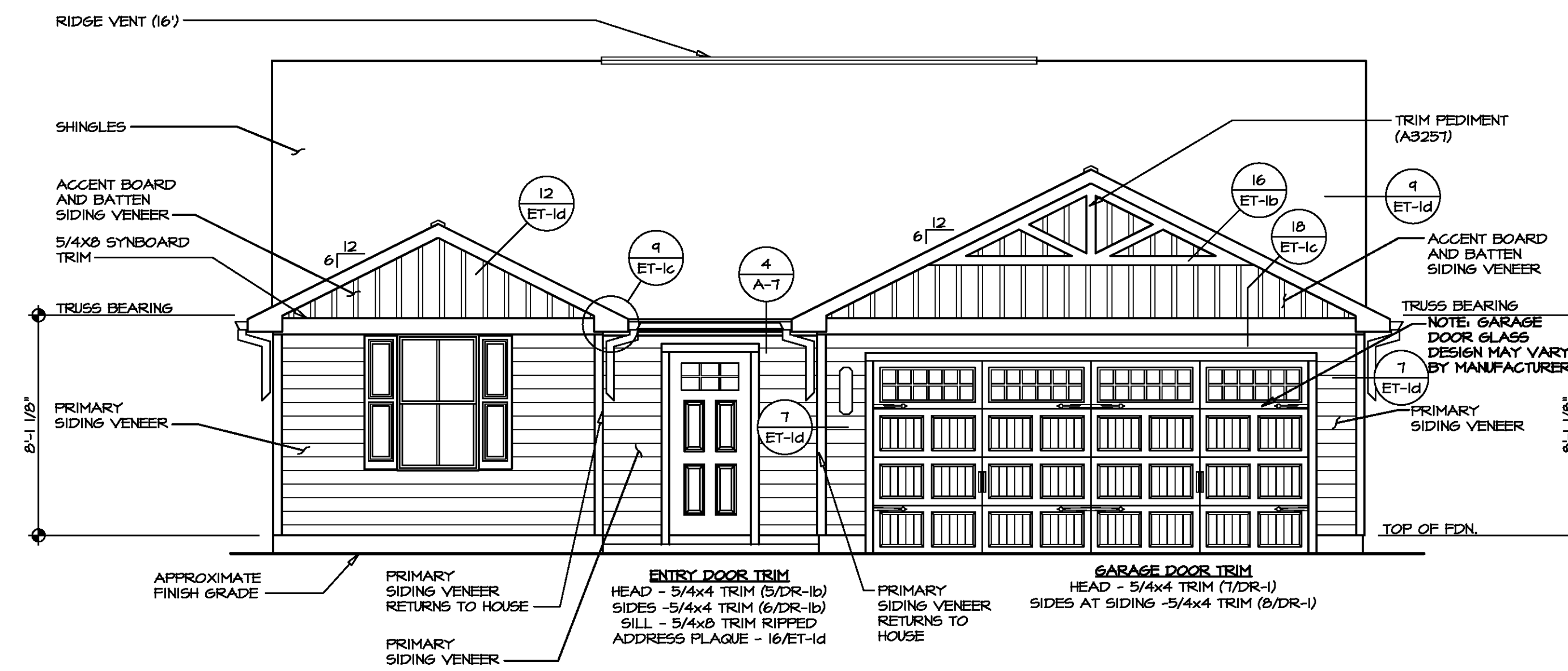
APT. NO.
STATE
ZIP

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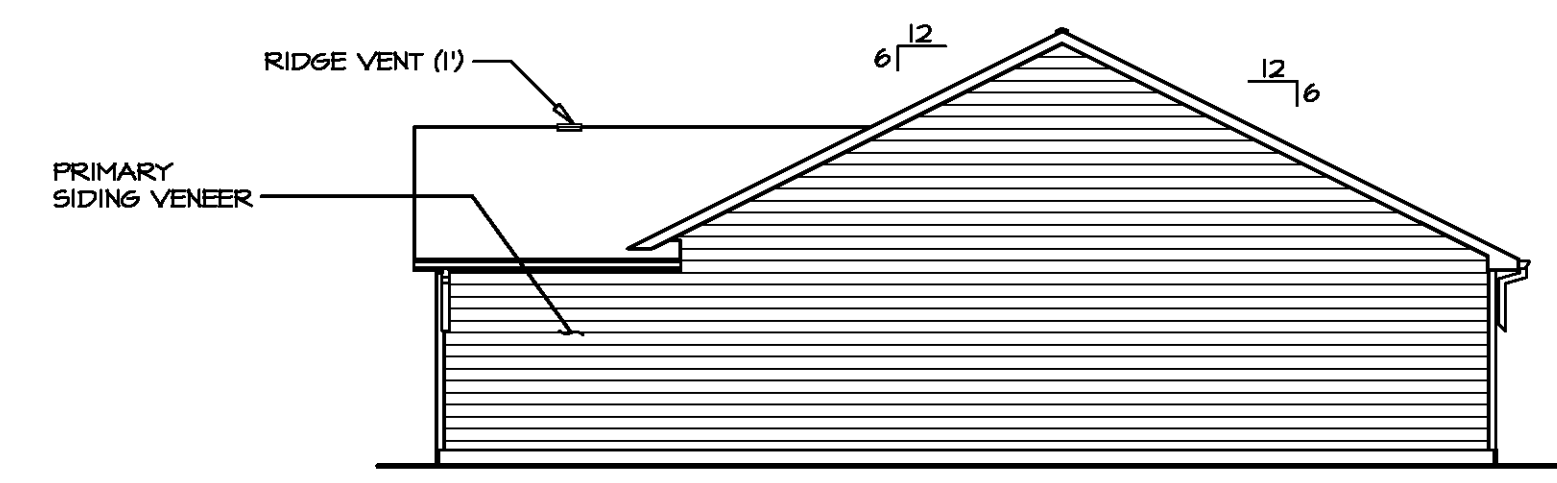


SET NO. SPC00
VERSION 01
DRAWN BY ZDM
DATE: 6/7/14
OPTION

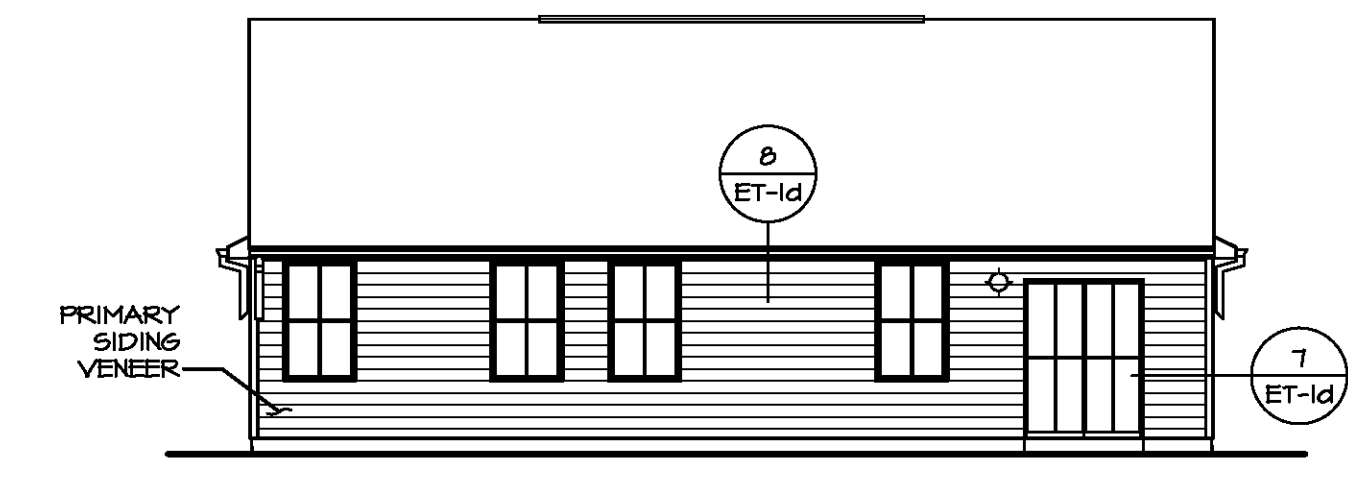
MODEL SPRUCE
DRAWING TITLE ROOF VENT CALCULATIONS
VOLUME CALCULATIONS
OPTION DESCRIPTION



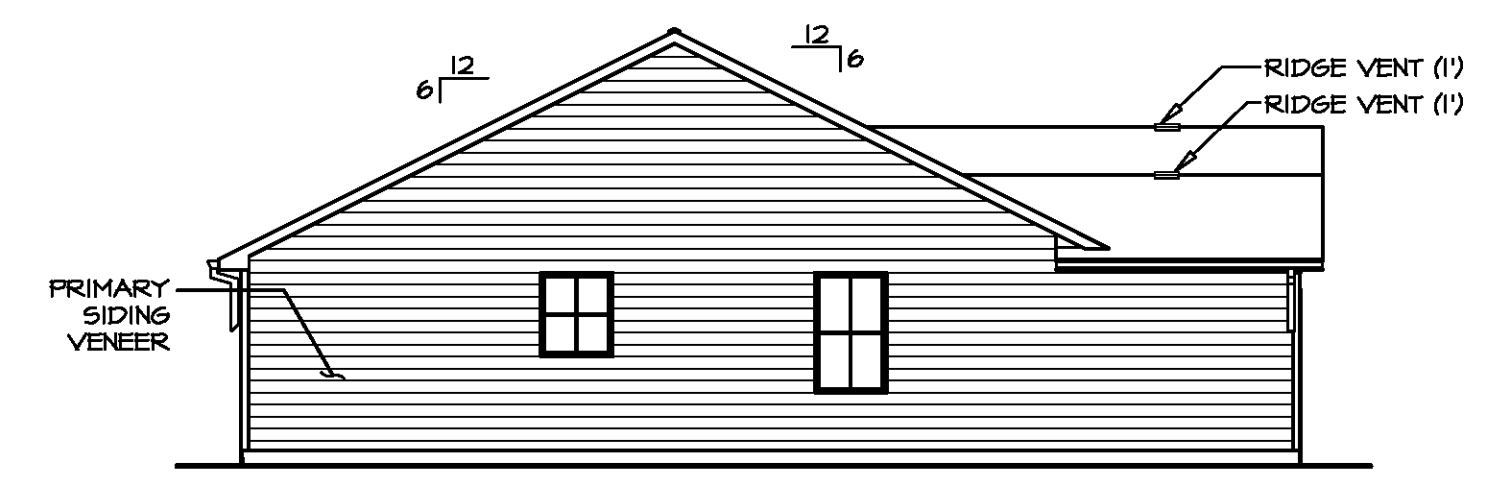
1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"



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



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

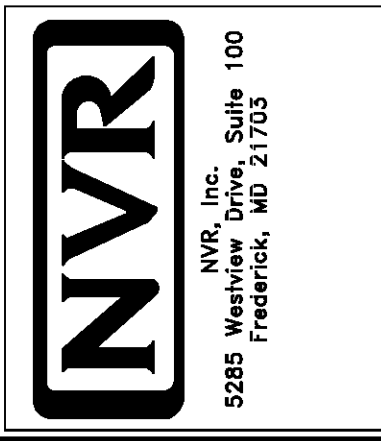


4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



DIV-COMM-LOT-UNIT
COMM-LOT
STREET ADDRESS
CITY
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SET NO. SP600
VERSION 01
DRAWN BY SSA
DATE: 1/12/15
OPTION
FSM, FSA

MODEL
SPRUCE
DRAWING TITLE
FRONT, SIDE AND REAR ELEVATIONS
OPTION DESCRIPTION
MONOLITHIC SLAB FOUNDATION

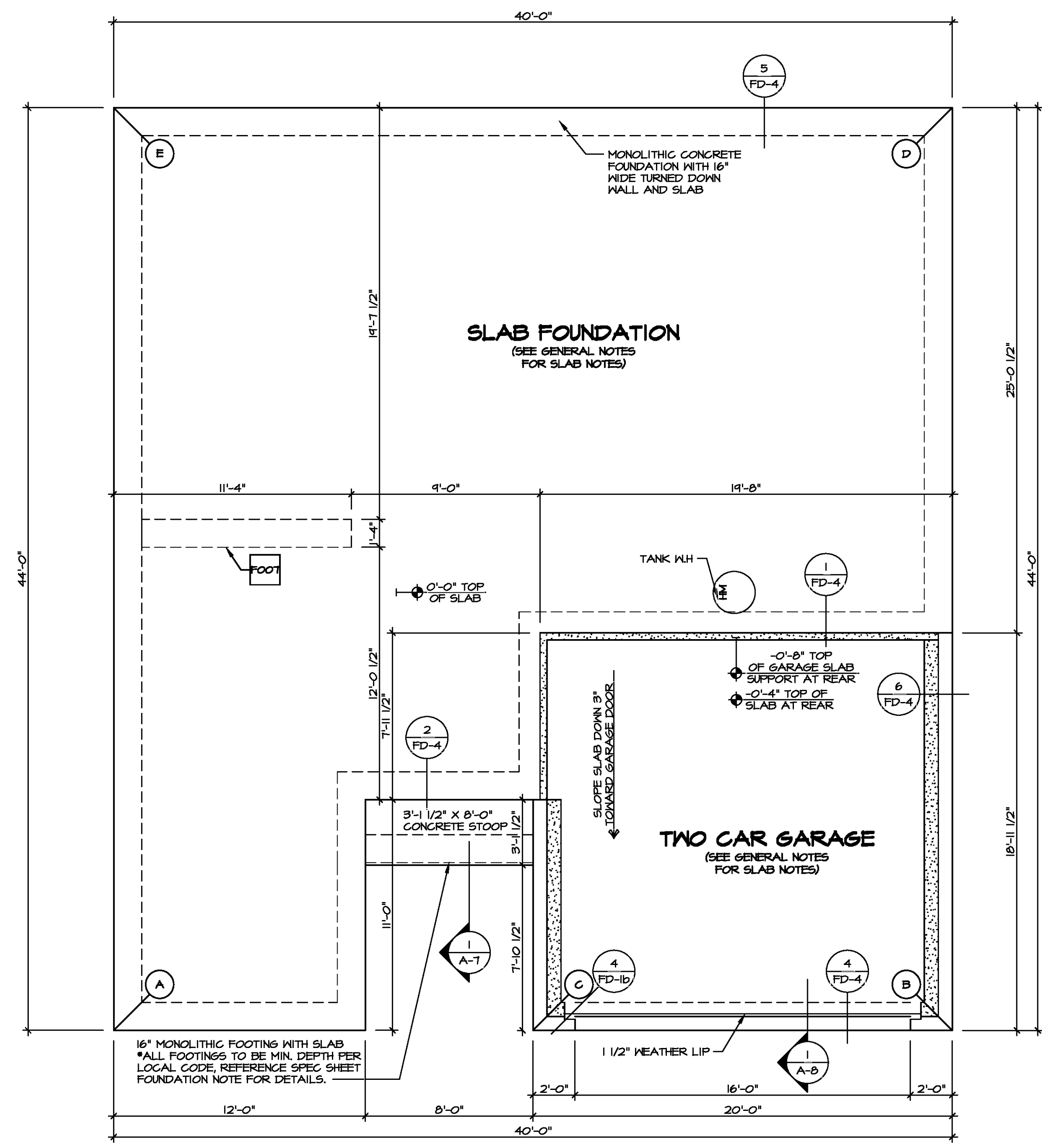
SHEET NO.
A-1

2



FOUNDATION DIAGONALS				
A		B		
A	0"	A	40'-0"	
B	40'-0"	B	0"	
C	20'-0"	C	20'-0"	
D	54'-5 9/16"	D	44'-0"	
E	44'-0"	E	54'-5 9/16"	

PAD FOOTING SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENG. NUM.	REMARKS
FOOT	10'-0"	1'-4"	0'-8"		



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

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

SEE FC DETAILS FOR FRAMING CONNECTORS

FOUNDATION NOTES - SLAB	
1.	FOUNDATION UNDER HABITABLE SPACE: CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
2.	FOUNDATION UNDER GARAGE: UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
3.	SEE SHEET (A-4) FOR FOUNDATION CONNECTION INFORMATION.
4.	SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION. SEE 6B-1 FOR DETAILS.

MODEL: SPRUCE
DRAWING TITLE: FOUNDATION PLAN
OPTION DESCRIPTION: 3

SHEET NO. A-2

SET NO. SPC00
VERSION 01
DRAWN BY:
DATE:
OPTION

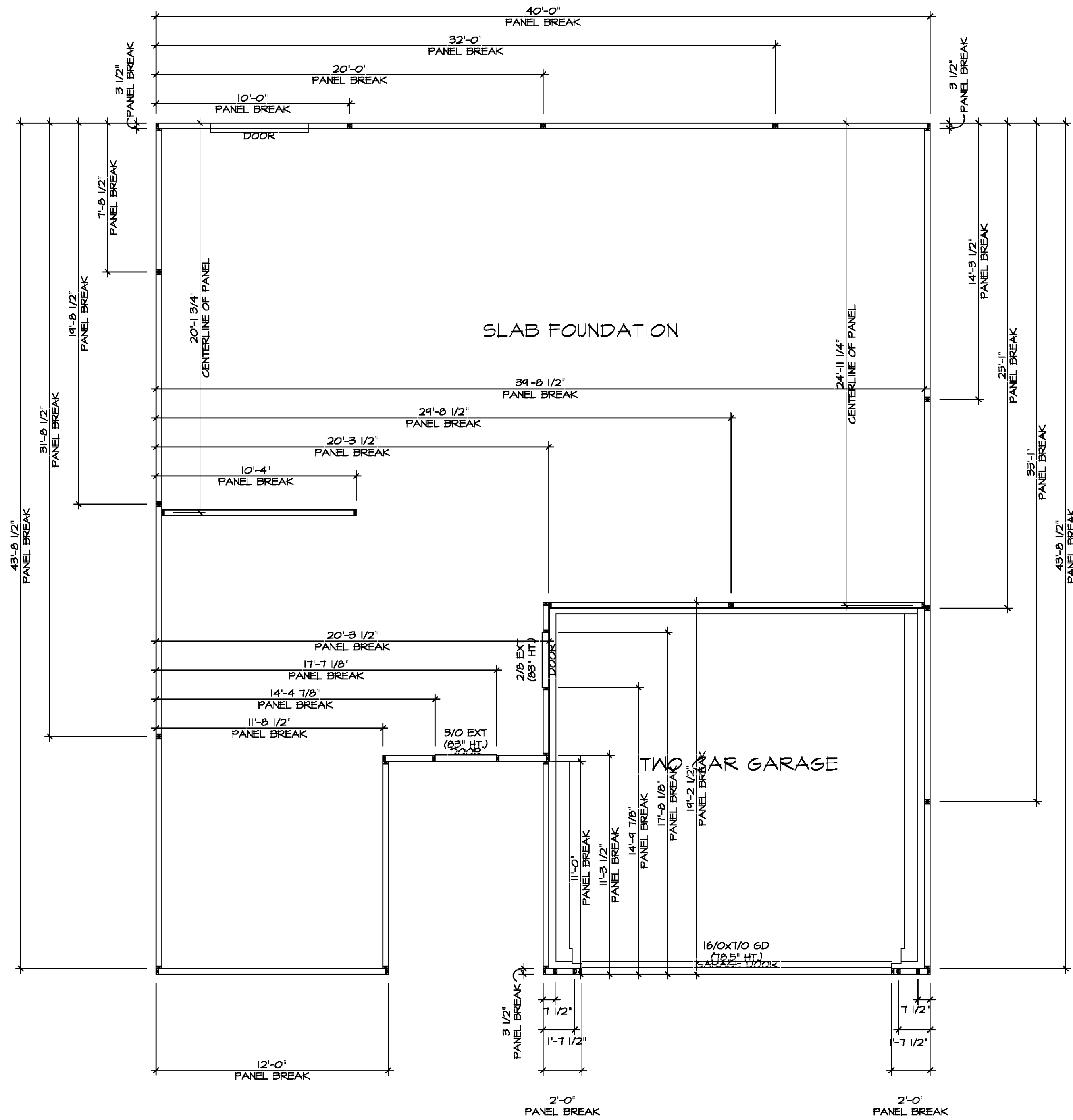
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Y:\AS-Sold\2-565A\ASD\2020\1st\Hill-Complete\NVA\DETACHED\SPRUCE_SPC00_01\ELK_P_06_00565A_2_FON_LS (FSA).dwg 06/17/20 - 12:24 PM



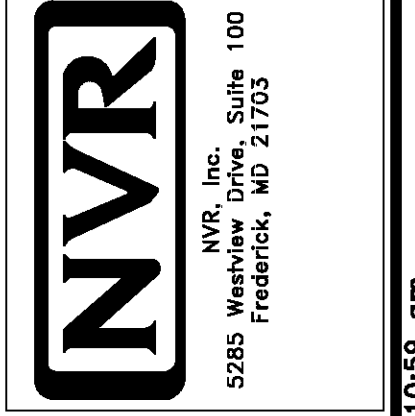
FOUNDATION HOLD DOWN DETAILS
SCALE: 1/4" = 1'-0"

HOLD DOWN NOTES	
REFER TO DETAIL (9/FD-1) FOR HOLD DOWN OFFSET DIMENSIONS. REFER TO DETAIL (12/FD-1) FOR HOLD DOWNS ON CMU BLOCK.	
STRAP	1. ALL PANELS GREATER THAN 24' SHALL HAVE AN ANCHOR WITHIN 12" OF THE PANEL BREAKS / ENDS. (SEE DETAIL SHEET F1-1) FOR MORE INFORMATION ON ANCHOR DETAILS). 2. STRAP, a. ON FOUNDATION USE (5THD14) b. ON FLOOR SYSTEM USE (5THD14R) 3. STRAP LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF STUDS
OR	
BOLT	1. 5/8" THREADED ROD 2. ALL OTHER HOLD DOWN SEE DETAIL (NB-2) FOR MORE INFORMATION. 3. BOLT LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF BOLT



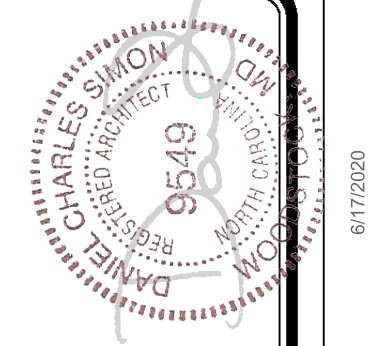
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SET NO. SPC00	VERSION 01
DRAWN BY MBT	DATE: 6/21/19
OPTION	

MODEL SPRUCE	DRAWING TITLE FOUNDATION HOLD DOWN DETAILS
SHEET NO. A-3	OPTION DESCRIPTION
	4

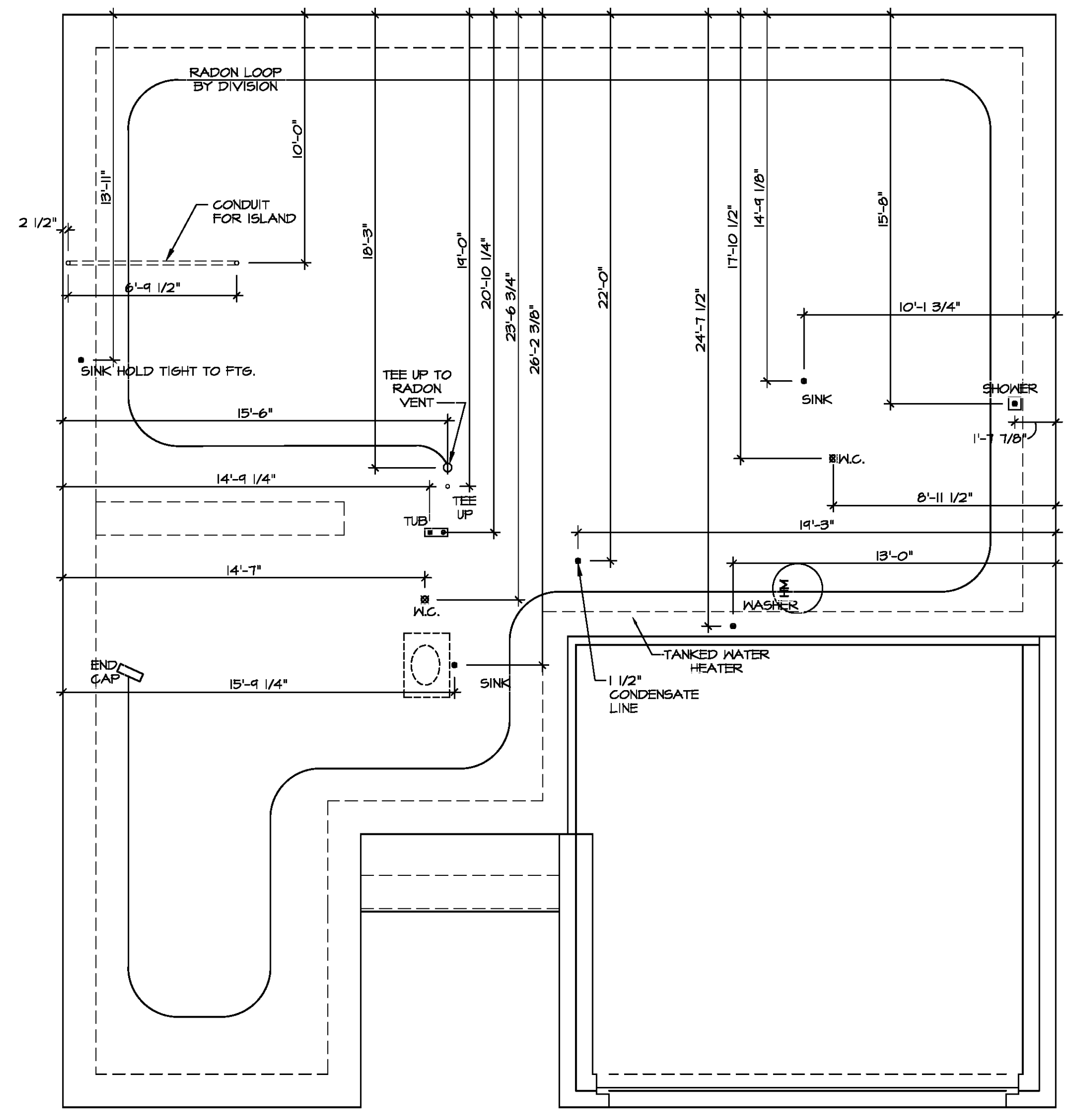


NOTE
 RADON REMEDIATION
RADON LOOP:

- (4") PERFORATED HDPE "LOOP"
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
- TO BE CORRUGATED HDPE PIPE
- SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK

STACK REQUIREMENTS:

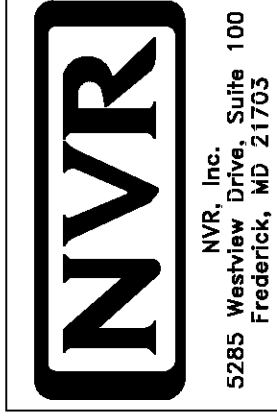
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
- NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
- ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF
- SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.



INSTALLATION OF RADON STACK AND LOOP TO BE DETERMINED BY DIVISION

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

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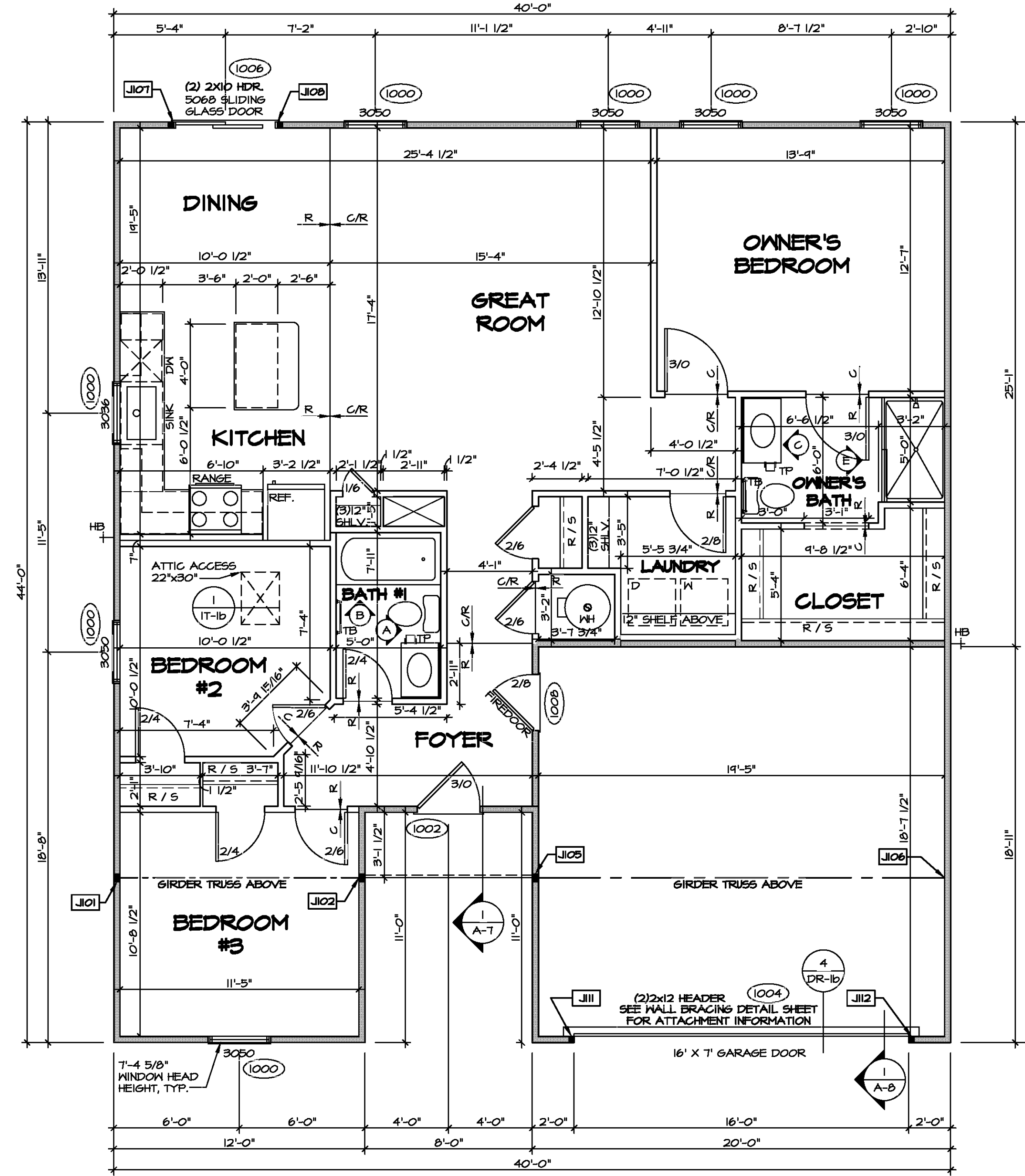


SET NO. SPC00
 VERSION 01
 DRAWN BY RJC
 DATE: 12/30/14
 OPTION

MODEL: SPRUCE
 DRAWING TITLE: PLUMBING PLAN
 OPTION DESCRIPTION: 5

DIV-COMM-LOT-UNIT
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FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
J101	JACK - (3) 2X4 SFF STUD GRADE		1010	
J102	JACK - (3) 2X4 SFF STUD GRADE		1010	
J105	JACK - (3) 2X4 SFF STUD GRADE	F5A	1010	
J106	JACK - (3) 2X4 SFF STUD GRADE	F5A	1010	
J107	JACK - (2) 2X4 SFF STUD GRADE		1006	
J108	JACK - (2) 2X4 SFF STUD GRADE		1006	
J111	JACK - (2) 2X4 SFF STUD GRADE	F5A	1004	
J112	JACK - (2) 2X4 SFF STUD GRADE	F5A	1004	



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

LEGEND

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

SEE FC DETAILS FOR FRAMING CONNECTORS

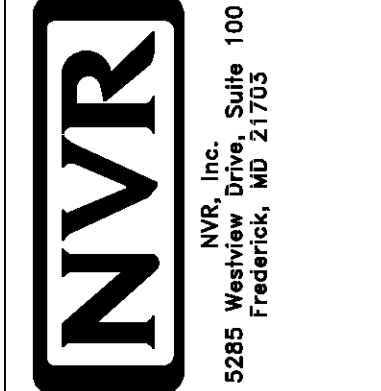
- FLOOR PLAN NOTES** RYAN
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
 - SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 - SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 - TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

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



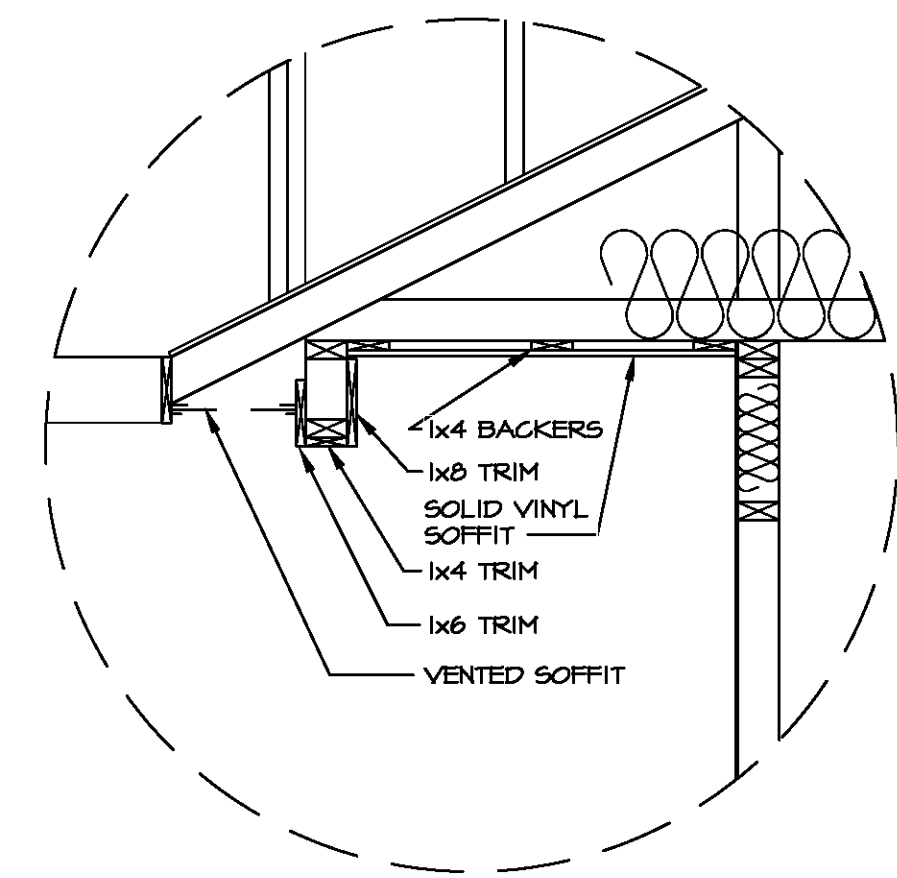
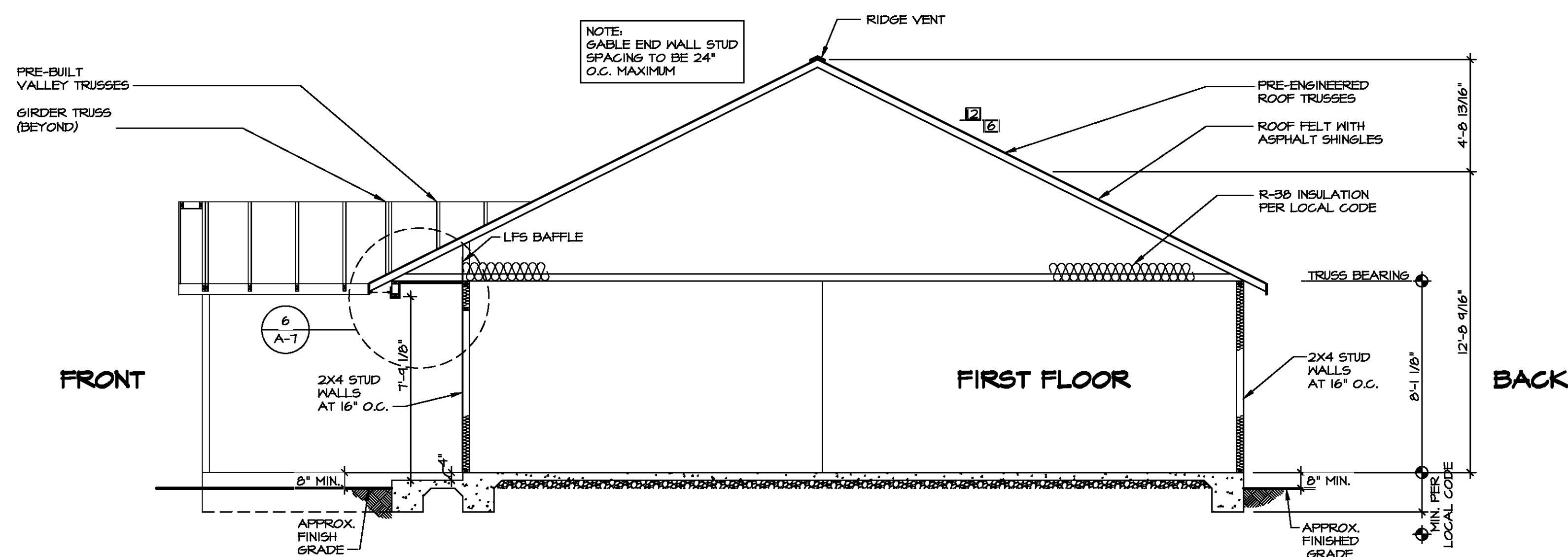
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COMM-LOT
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SHEET NO. **A-6**
MODEL **SPRUC**
DRAWING TITLE **FIRST FLOOR PLAN**
OPTION DESCRIPTION **7**

SET NO. **SPC00**
VERSION **01**
DRAWN BY **SSA**
DATE: **12/14/14**
OPTION



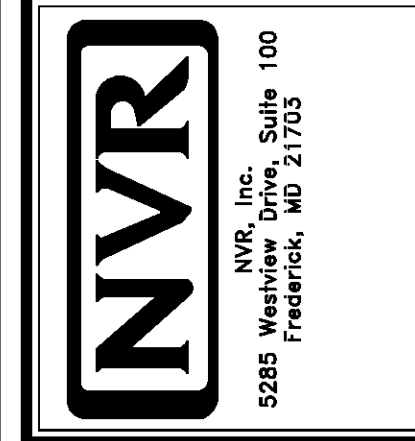
6
A-7
DETAIL
SCALE: 3/4" = 1'-0"

1
A-7
BUILDING SECTION - FOYER
SCALE: 1/4" = 1'-0"

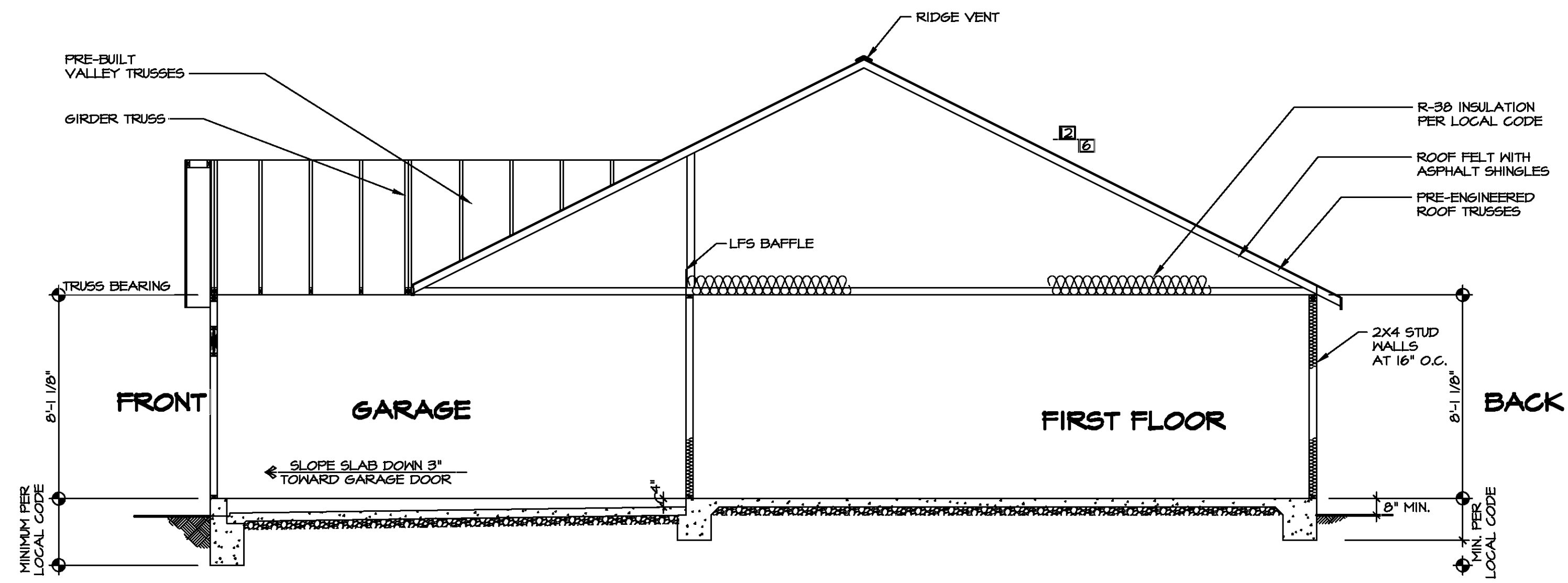


DIV-COMM-LOT-UNIT	
COMM-LOT	---
STREET ADDRESS	---
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SHEET NO.	A-7	8
MODEL	SPRUCE	
DRAWING TITLE	BUILDING SECTION - FOYER	
OPTION DESCRIPTION		
SET NO.	SPCOO	
VERSION	01	
DRAWN BY	RJC	
DATE	1/5/15	
OPTION		



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



DIV-COMM-LOT-UNIT

COMM-LOT

STREET ADDRESS

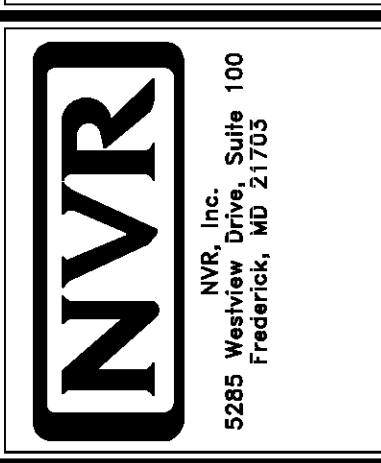
CITY

STATE

APT. NO.

ZIP

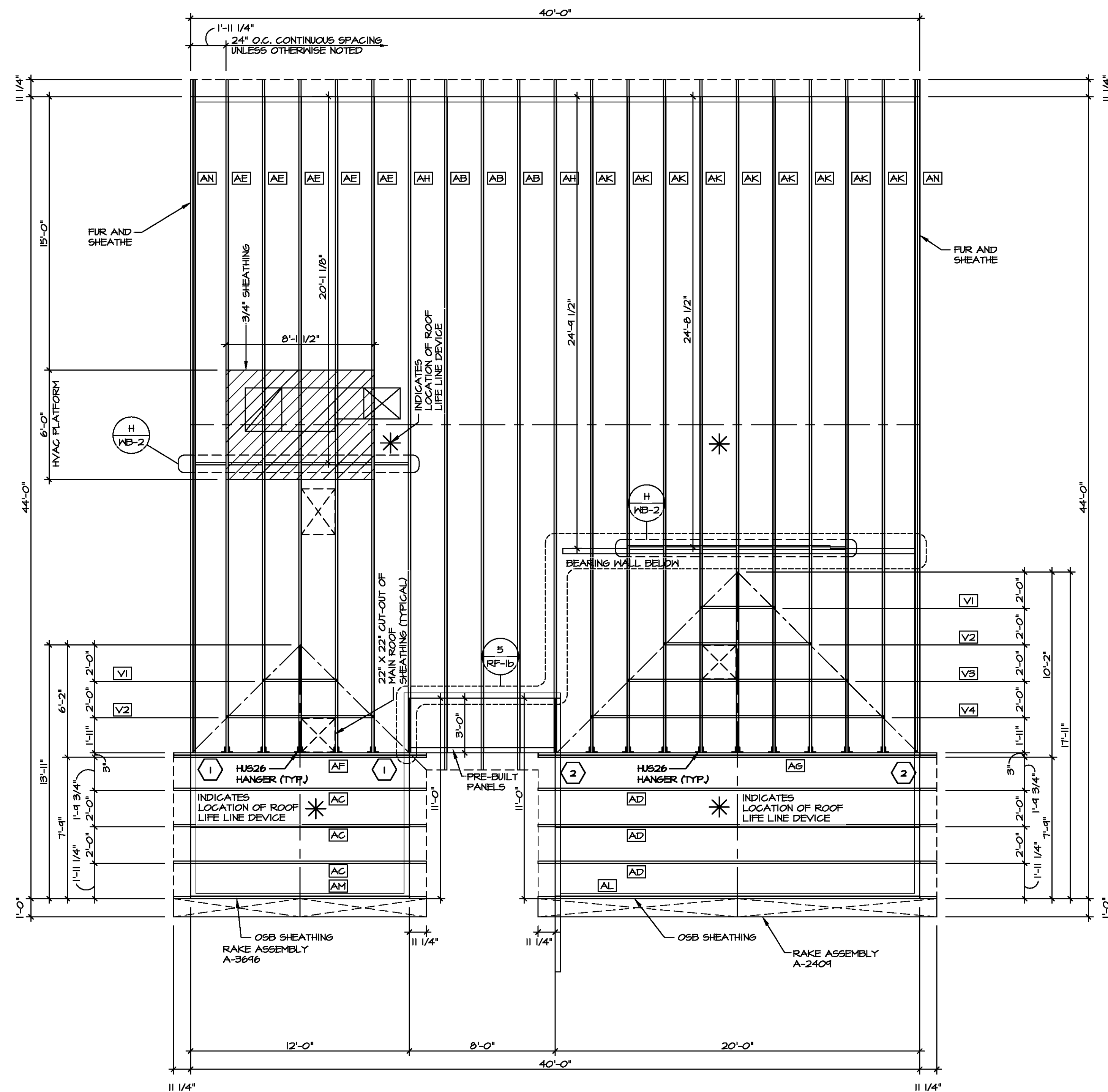
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MODEL	SPRUCE
DRAWING TITLE	BUILDING SECTION - GARAGE
OPTION DESCRIPTION	
SET NO. SPC00	VERSION 01
DRAWN BY RJC	DATE: 1/5/15
OPTION	

SHEET NO. **A-8**

9



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

TRUSS SCHEDULE					
IDENTIFIER	SPECS	TRUSS NUMBER	LENGTH	ROOF PITCH (X/12)	TYPE
AB	SE	13134	36'-0"	6/12	COMMON
AC	SE	13140	12'-0"	6/12	COMMON
AD	SE	13141	20'-0"	6/12	COMMON
AE	SE	13142	36'-0"	6/12	COMMON
AF	SE	13143	12'-0"	6/12	GIRDER (2 PLY)
AG	SE	13144	20'-0"	6/12	GIRDER (2 PLY)
AH	SE	13147	36'-0"	6/12	COMMON
AK	SE	13144	36'-0"	6/12	COMMON
AL	SE	13174	20'-0"	6/12	GABLE END
AM	SE	13175	12'-0"	6/12	GABLE END
AN	SE	16912	36'-0"	6/12	GABLE END
V1	VT	43344	4'-0"	6-6/12	VALLEY
V2	VT	43345	8'-0"	6-6/12	VALLEY
V3	VT	43346	12'-0"	6-6/12	VALLEY
V4	VT	43407	16'-0"	6-6/12	VALLEY

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

- ROOF FRAMING NOTES**
- REFER TO THE STANDARD DETAILS FOR THE FOLLOWING:
 - TRUSS TIE-DOWNS (1/RF-1)
 - PIGGYBACK TRUSS ATTACHMENT (2/RF-1)
 - VALLEY GABLE TRUSS BRACING (3/RF-1)
 - GABLE BRACING (1/RF-1c)
 - TRUSS BRACING (2/RF-1c)
 - LIFELINE ATTACHMENT (5/RF-1)
 - FALL PROTECTION ON PLATFORM TRUSSES (1/RF-1)
 - IF TRUSS DOES NOT APPEAR ON THE TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING REQUIRED.



DIV-COMM-LOT-UNIT

COMMIT

STREET ADDRESS

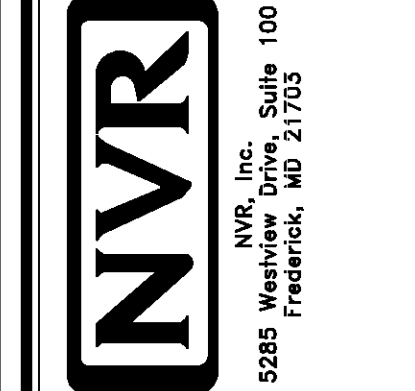
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STATE

APT. NO.

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SET NO. SPC00
VERSION 01
DRAWN BY MBT
DATE: 6/19/19
OPTION

MODEL: SPRUCE
DRAWING TITLE: ROOF FRAMING
SHEET NO. S-2
OPTION DESCRIPTION: 16



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

APT. NO.
 STATE
 ZIP

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

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

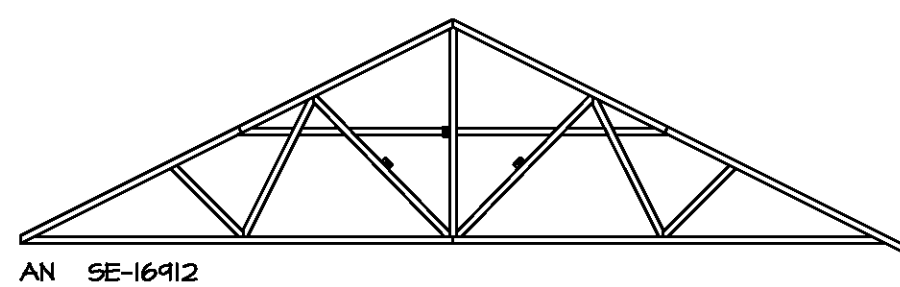
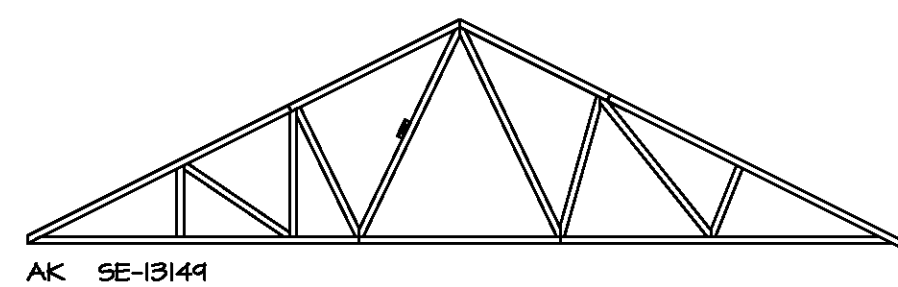
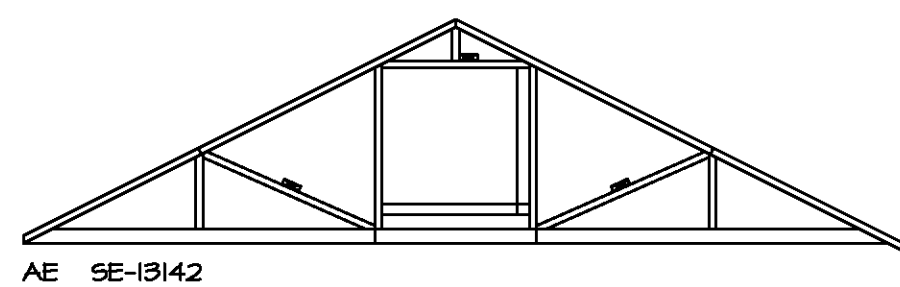
DIV-COMM-LOT-UNIT
 COMM-LOT
 STREET ADDRESS
 CITY STATE ZIP

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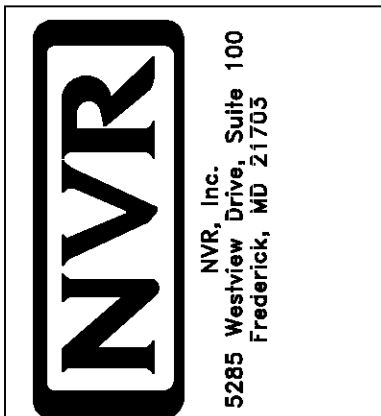
DIV-COMM-LOT-UNIT
 COMM-LOT
 STREET ADDRESS
 CITY STATE ZIP



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

TRUSS BRACING NOTES

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



SET NO. SP000
 VERSION 01
 DRAWN BY MBT
 DATE: 6/19/14
 OPTION

MODEL
SPRUCE
 DRAWING TITLE
TRUSS BRACING DETAILS

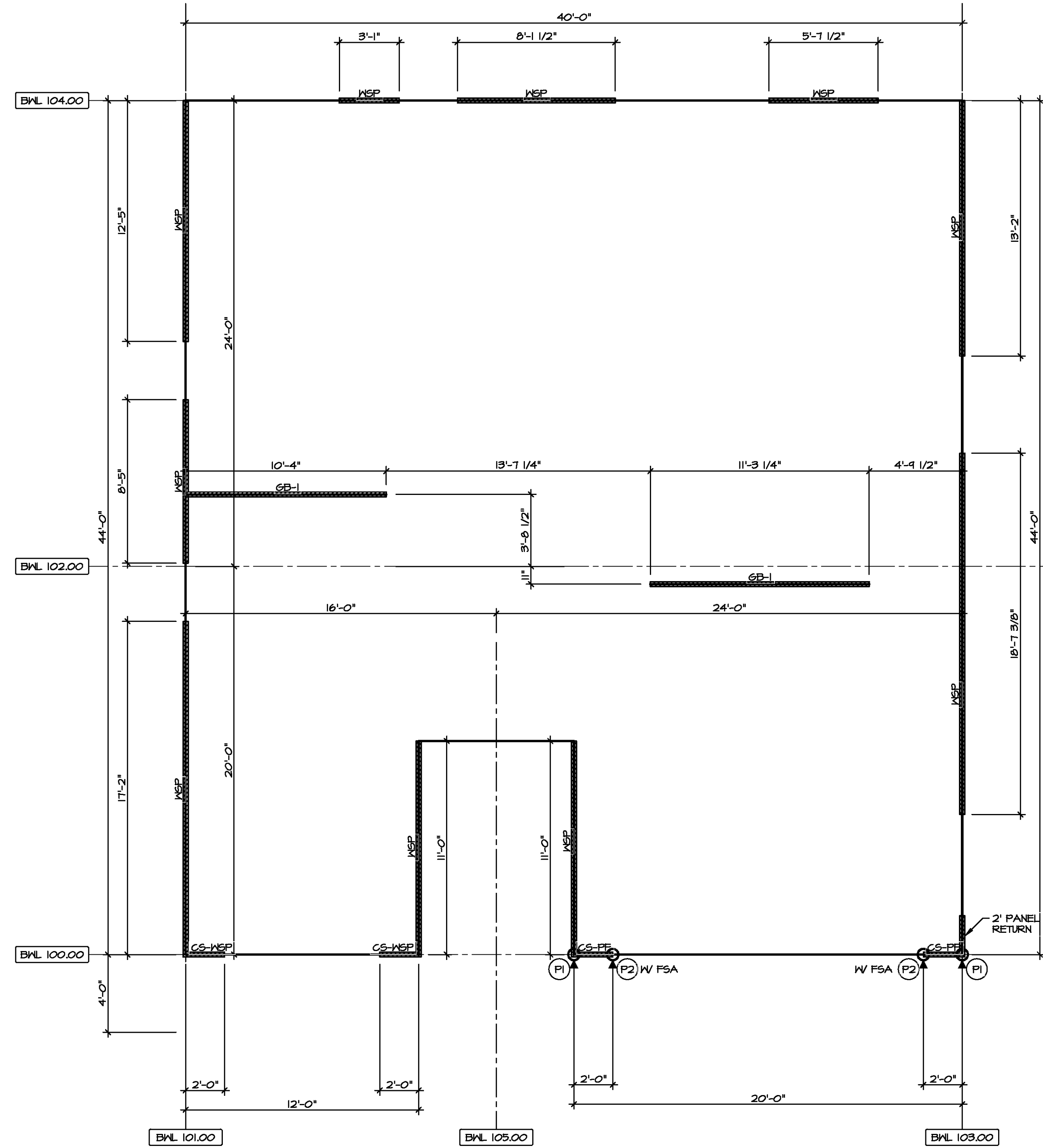
SHEET NO.
S-3

OPTION DESCRIPTION
17

BRACED WALL LINE SCHEDULE				
WIND SPEED (ULT)	IDENTIFIER	ACTUAL (FT)	REQUIRED (FT)	METHOD
130 MPH	BWL 100.00	10.00'	7.05'	CONTINUOUS (2 SIDES)
130 MPH	BWL 101.00	38.01'	8.61'	WSP (2 SIDES)
130 MPH	BWL 102.00	10.76'	10.71'	GB
130 MPH	BWL 103.00	31.74'	8.81'	WSP (2 SIDES)
130 MPH	BWL 104.00	16.13'	6.75'	WSP (2 SIDES)
130 MPH	BWL 105.00	22.00'	6.00'	WSP (2 SIDES)

SHEATHING NOTE
 LAMINATED FIBROUS STRUCTURAL (LFS) SHEATHING MATERIAL SHALL BE INSTALLED ON ALL WALLS UNLESS OTHERWISE NOTED ON THE FLOOR PLAN. INSTALL IN ACCORDANCE WITH SECR1 TECHNICAL EVALUATION REPORT. STRUCTURAL PERFORMANCE UNDER LATERAL LOAD CONDITIONS IS DESIGNED. INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS FOR WOOD STRUCTURAL PANELS (WSP/CS-WSP) AS DEFINED IN THE APPROPRIATE TER SECTION.

STRUCTURAL SHEATHING MATERIAL
 - OX THERMO-PLY
 TER NO. 1004-01
 - BARRIAGE THERMO-BRACE
 TER NO. 1507-08
 - NSP DRYLINE TSK
 TER NO. 1407-06



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

LEGEND

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

FASTENING SCHEDULE			
SHEATHING	FASTENER	SPACING	
		EDGES	FIELD
1/16" WOOD STRUCTURAL PANELS OR EQUIVALENT (W METHOD WSP, CS-WSP, CS-G)	8d COMMON NAILS	6" O.C.	12" O.C.
	ALTERNATIVE FASTENER 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	12" O.C.
1/2" GYPSUM WALLBOARD (W METHOD GB-1, GB-2)	1-1/4" LONG, 1/4" HEAD, .048" DIA. ANNULAR-RINGED NAILS	7" O.C.	7" O.C.
	CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	7" O.C.	7" O.C.
LAMINATED FIBROUS STRUCTURAL SHEATHING	10d x 1 1/4" GALVANIZED ROOFING NAILS	3" O.C.	3" O.C.
	1-1/4" 16-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	3" O.C.
1/2" GYPSUM WALLBOARD BLOCKED AT THE EDGES (W METHOD GB-BW-1, GB-BW-2)	BLOCKING REQUIRED AT ALL GYPSUM EDGES. USED CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	4" O.C.	12" O.C.

NOTES:
 1. MINIMUM 1/16" 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.

CHARLES SMITH ARCHITECTS INC. 0549
 6172020

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

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

SET NO. SP600
 VERSION 01
 DRAWN BY MBT
 DATE: 6/19/14
 OPTION

MODEL: SPRUCE
 DRAWING TITLE: WALL BRACING DETAILS
 OPTION DESCRIPTION

SHEET NO. S-4 1B

VA-AS-Std12-05a ASD 2020 11shd11-Complete R18A DETACHED SPRUCE-SP600-01\ELK-P-06-0056\18 S-4 WSHG16-LS.dwg 06/17/20 - 12:24 PM